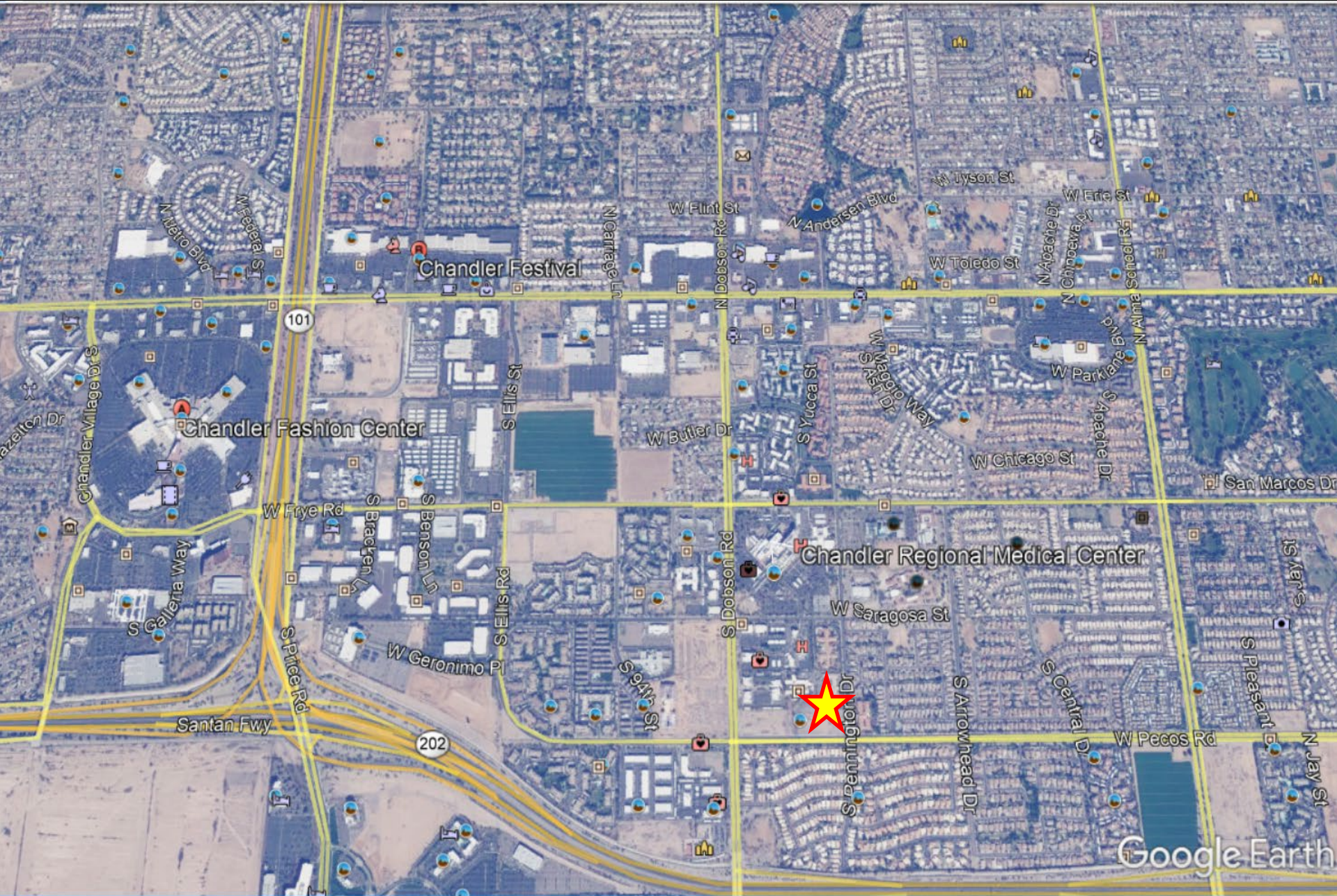


- Site Plan Approved for 156 units in a single 154,000 SF 4-Story building
- The approval does not specify the number of independent, assisted or memory care units seller indicates it is flexible.
- High Profile -Pecos Rd frontage, ¼ mile from Chandler Regional Hospital located at the northwest corner of Pecos and Pennington.

tglass@insightland.com







SUBJECT

Pecos Road

© 2018 Google

© 2019 Google

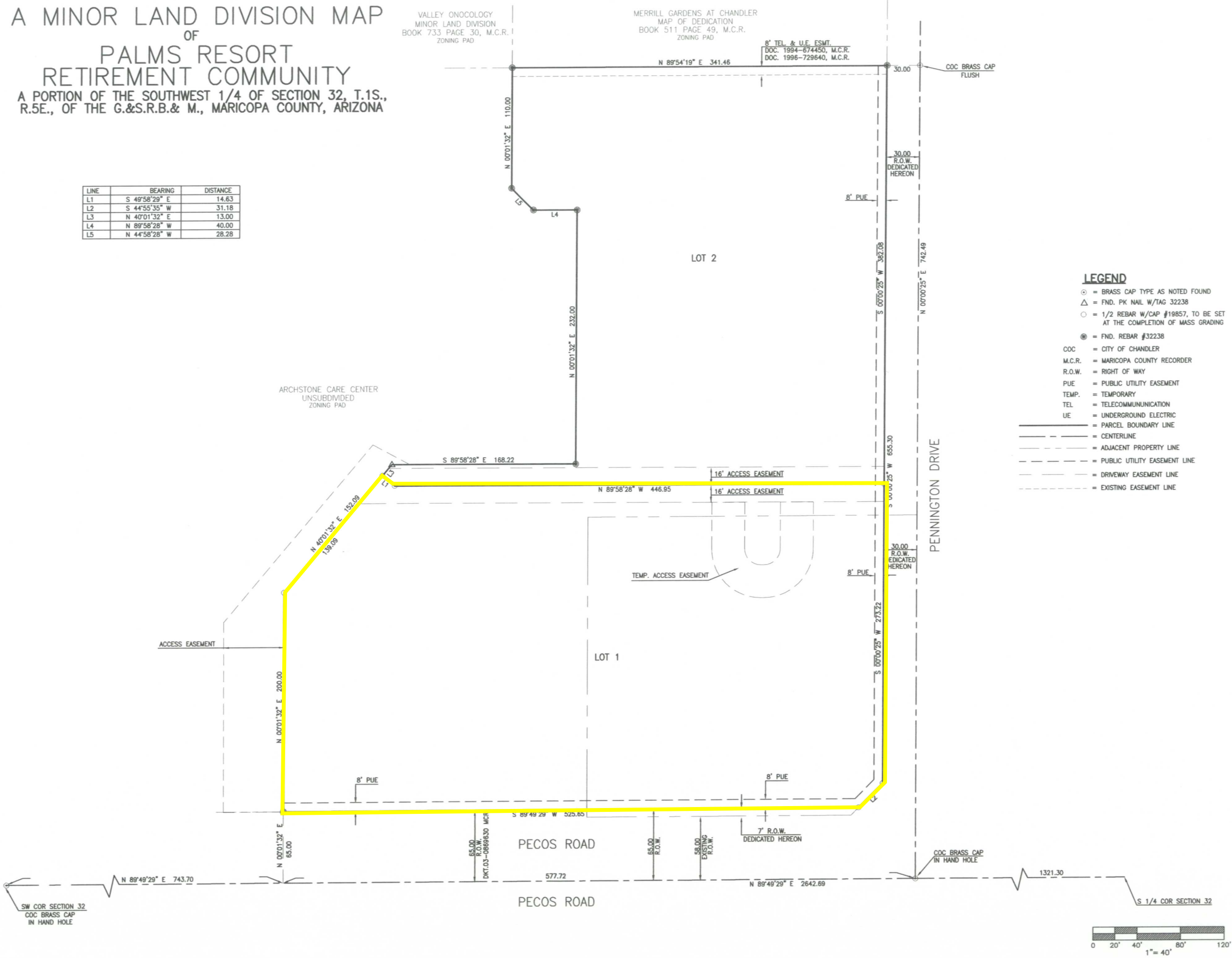
A MINOR LAND DIVISION MAP
OF
PALMS RESORT
RETIREMENT COMMUNITY
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, T.1S.,
R.5E., OF THE G.&S.R.B. & M., MARICOPA COUNTY, ARIZONA

LINE	BEARING	DISTANCE
L1	S 49°58'29" E	14.63
L2	S 44°55'35" W	31.18
L3	N 40°01'32" E	13.00
L4	N 89°58'28" W	40.00
L5	N 44°58'28" W	28.28

VALLEY ONOCOLGY
MINOR LAND DIVISION
BOOK 733 PAGE 30, M.C.R.
ZONING PAD

MERRILL GARDENS AT CHANDLER
MAP OF DEDICATION
BOOK 511 PAGE 49, M.C.R.
ZONING PAD

8" TEL. & U.E. ESMT.
DOC. 1994-674450, M.C.R.
DOC. 1996-729640, M.C.R.



- LEGEND**
- = BRASS CAP TYPE AS NOTED FOUND
 - △ = FND. PK NAIL W/TAG 32238
 - = 1/2 REBAR W/CAP #19857, TO BE SET AT THE COMPLETION OF MASS GRADING
 - = FND. REBAR #32238
 - COC = CITY OF CHANDLER
 - M.C.R. = MARICOPA COUNTY RECORDER
 - R.O.W. = RIGHT OF WAY
 - PUE = PUBLIC UTILITY EASEMENT
 - TEMP. = TEMPORARY
 - TEL = TELECOMMUNICATION
 - UE = UNDERGROUND ELECTRIC
 - = PARCEL BOUNDARY LINE
 - = CENTERLINE
 - = ADJACENT PROPERTY LINE
 - = PUBLIC UTILITY EASEMENT LINE
 - = DRIVEWAY EASEMENT LINE
 - = EXISTING EASEMENT LINE



20325 N. 51st AVENUE
SUITE 10-176
GLENDALE, ARIZONA 85308
PHONE: 623-445-2003

MINOR LAND DIVISION
1760 W. PECOS ROAD, CHANDLER, ARIZONA
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE
5 EAST, QILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



REVISIONS:
△
△
△
DRAWING NAME:
46-8-LD.dwg
JOB NO. 46-8
DRAWN: SM
CHECKED: RT
DATE: 6-11-09
SCALE: 1"=40'
SHEET: 2 OF 2

C.O.C. LOG NO.



5-19 Phoenix Childrens Hospital sale

3.61 Acres - NEC Dobson & Pecos Rds

W PECOS RD | CHANDLER, AZ | 85224

Event Date 5/20/2019 | Property Types: Land



Details

Magnitude	\$2,074,454.00
Price / Acre	\$574,641.00
Size	
Sale Date	5/20/2019
Number of Buildings - Land:	
Stories - Land:	
Portfolio/Bulk	Yes
Subdivision	
Built	
Land Area	3.61 Acres

Property Description

3.61 acres (157,126 SF) commercial land zoned PAD. SF per assessor.

Event Description

On 5/20/2019 Phoenix Children's Hospital acquired property in 2 same day transactions from an entity tracing to Tang Enterprises and an entity tracing to Michael Pachtman for a total acquisition cost of \$2,074,454.

Buyer Contacts

PHOENIX CHILDREN'S HOSPITAL INC
PHOENIX CHILDREN'S HOSPITAL
602-546-1000

Seller Contacts

TANG ENTERPRISES LP/BELL ROAD & I17 LLC
YCT LLC/TANG ENTERPRISES LIMITED
PARTNERSHIP
TANG ENTERPRISES
602.957.6419
DARRYL W TANG
602.957.6419
OBSTETRICAL HOLDINGS NO 4 LLC
MICHAEL A PACHTMAN
(480) 835-0709



Chandler • Arizona
Where Values Make The Difference

Zoning Approval

#4

AUG 28 2008

MEMORANDUM

Planning and Development – CC Memo No. 08-159

DATE: AUGUST 11, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: AP08-0002/DVR08-0009 PALMS RESORT RETIREMENT COMMUNITY
Adoption of Resolution No. 4222
Introduction and tentative adoption of Ordinance No. 4095

Request: Amendment of the Gateway Area Plan to change from medical office to assisted living land uses. Also, rezoning from Agricultural District (AG-1) and Planned Area Development (PAD) Medical Office to PAD Assisted Living with Preliminary Development Plan (PDP) approval for a new retirement housing development.

Location: Northwest corner of Pecos Road and Pennington Drive, approximately 670 feet east of Dobson Road

Applicant: Earl, Curley & Lagarde P.C.

Owner: Palms Senior Living LLLP

Project Info: 300 total units in two phases on approximately 6.4 acres, including 263 units of independent living, 31 units of assisted living, and six (6) guest units

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan, recommend approval of amendment to the Gateway Area Plan along with rezoning and Preliminary Development Plan (PDP) approval, subject to conditions.

BACKGROUND & SITE LAYOUT

The application requests an amendment to the Gateway Area Plan plus rezoning and PDP approval in order to construct a two-building, 300-unit retirement housing development on approximately 6.4 acres at the northwest corner of Pecos Road and Pennington Drive. The subject site is currently vacant. To the north and east along Pennington Drive are two existing assisted living developments unaffiliated with the subject development (Pennington Gardens and Merrill Gardens). To the northwest is a nursing home facility (Archstone). Farther east and northeast, as well as south across Pecos Road, are single-family homes. The Chandler Regional Hospital is located about ¼ mile to the north, and office uses surround the hospital in several directions, including the recently constructed SEVG medical office development along Dobson Road. West of the subject site are two vacant parcels at the Dobson Road/Pecos Road intersection that are designated for medical office and commercial uses.

The development includes two, four-story buildings, one along Pennington Drive and one in a landscaped setting along Pecos Road. Site access is provided by an existing shared driveway west of the property from Pecos Road and a new driveway from Pennington Drive on the east that splits the two buildings. Nearly all parking is provided in underground garages accessed from behind the buildings. Each building includes a circular driveway with limited short-term parking in front of the main entrance.

Palms Resort is a luxury retirement living facility that provides 263 units of independent living, 31 units of assisted living, and six (6) guest units. The facility's primary focus is independent living for older adults, with assisted living also offered on-site to allow the possibility for some residents to increase their care level without relocating. The facility provides amenities such as swimming pools, organized outings, a group dining hall, exercise classes, and group transportation. Guest units and a playground are included in the facility for the comfort of visiting family members. Among all types of care, the facility has a total of 22 studio units, 193 one-bedroom units, 78 two-bedroom units, and seven (7) suites.

GENERAL PLAN CONFORMANCE

The General Plan allows for consideration of densities greater than 18 units per acre for projects with elderly care and assisted living components such as the subject development. According to the General Plan, project quality and infrastructure capability are to be the primary determinants of density for these projects. The subject application is a high-quality project that presents no unreasonable demands on streets, sewers, or other local infrastructure. The requested density is appropriate to its location on a major arterial street near the Chandler Regional Hospital and the Chandler Fashion Center, less than one mile north of the Loop 202 Santan Freeway. Therefore, the project conforms to the General Plan.

GATEWAY AREA PLAN AMENDMENT

The application requests amendment of the Gateway Area Plan in order to designate the subject site for Assisted Living in place of the existing Medical Office designation. The Gateway Area Plan was enacted in 1999 in conjunction with approval of the Gateway Apartments rezoning at the northeast corner of Pecos Road and Ellis Street. The Area Plan includes all of the land from Ellis Street east, across Dobson, to Pennington Drive, and south from Frye Road to Pecos Road. The subject site is one of several that were designated for Medical Office. Over time, medical

office uses have tended to develop immediately along Frye and Dobson Roads, closer to the Chandler Regional Hospital itself. Much of that medical office development has occurred outside the boundaries of the Gateway Area Plan.

Presently, the subject site has a limited market for medical office uses and would be more appropriately developed for adult living uses such as proposed. As noted, medical office uses have migrated toward higher visibility locations nearer to the hospital. Additionally, given that it is surrounded by a single-family neighborhood and other adult living uses, the subject site would be more logically developed as a quasi-residential use with lower traffic generation than typical medical office. The proposed change to an Assisted Living designation is appropriate due to the surrounding uses and the evolution of the local office market.

PARKING

The application requests relief from the Zoning Code in order to provide 302 parking spaces compared to the code requirement of 492 spaces. The Zoning Code requires 492 parking spaces for this development with the assisted living units classified as “elderly care” and the independent living units classified as “multi-family housing” for the purpose of parking calculations. However, the applicant commissioned a parking study that shows parking need to be no more than 181 spaces for the requested mix of housing. Staff has reviewed the parking study and found it acceptable. The parking study uses data from the Institute of Transportation Engineers (ITE), data from the Amercian Senior Housing Association (ASHA), a parking needs assessment conducted in British Columbia, and field-collected data from six other independent living facilities to reach its conclusions. Additionally, it is noted that the ratios recently approved for The Cays at Ocotillo independent living project would result in a provision of 298 spaces for the subject development.

BUILDING ARCHITECTURE

The buildings’ unique dumbbell-shaped footprints combine with a residential-style architecture and stepped-back fourth stories to adequately blend in with the surrounding development. Building materials include multi-toned stucco, hardi-board (faux wood) columns and headboards, and a green standing seam, pitched metal roof. Balconies or patios are provided for all units. The irregular footprints and various plane changes and roofline styles provide substantial visual interest.

The buildings have been designed to minimize the visual impact on the adjacent neighborhood to the northeast. The taller, four-story building elements are located farthest from the street frontages in order to follow the visual plane established by the three-story elements located along the streets. Additionally, the architectural style is semi-residential, with its pitched roofs and prominent stucco. The tallest portions of the buildings are set back approximately 30’ back from the edge of the building footprints.

LANDSCAPING

The site meets Commercial Design Standards for landscaping, including numbers and sizes of trees along the street frontages. Large, 48”-box Thornless Mesquite and Date Palms are clustered around the southern building’s patio along Pecos Road, near both buildings’ porte cocheres, and at the site’s southeastern end (Pecos/Pennington intersection) to provide an

attractive entry statement for the project. Date Palms are also placed adjacent to the swimming pools and framing the driveway from Pennington Drive. Evergreen Elms, Desert Museum Palo Verdes, and Willow Acacias are used in clusters and rows throughout the project. A small cluster of citrus trees is proposed adjacent to the Building A patio. Due to its strong reliance on underground retention, the landscaping does not include the large berms and swales typical for these types of projects, but rather uses only small berms as aesthetic additions to the landscape.

SIGNAGE

The application proposes one monument sign at the northwest corner of Pecos Road and Pennington Drive, and a second monument sign east of Building A's porte cochere along Pennington Drive. The monument signs, which are identical, each are 6'-tall by 12'-wide with stucco column and hardi-board parapet forms and colors that draw from the building architecture. In the center of each sign is a slate tile panel with the project name ("Palms Resort") and description ("Seniors Retirement Resort") in raised black letters. The signs will be downlit by recessed lamps located within the sign cap, with no other lighting provided. No building signage is proposed.

PHASING

The project will be constructed in two phases. Phase I includes Building A (the northern building) and all improvements north from the drive aisle that separates the buildings. A recommended condition also requires a temporary second access from the underground parking garage to be constructed to the south of Building A. The temporary access will be removed for the construction of Building B.

According to the applicant, building permits will be applied for shortly after City Council approval. It is anticipated that Phase II construction will begin immediately following Phase I completion, depending on demand.

DISCUSSION

Planning Commission and Staff support the request, finding it to be a superior concept and design for this infill parcel near the Chandler Regional Hospital and the Chandler Fashion Center. The use of underground parking and retention allow very efficient use of the land while still meeting applicable Commercial Design Standards. The well-designed buildings, with their varied footprints, stepped back heights, and semi-residential styles, serve as a logical transition from the single-family neighborhood and other adult living complexes to higher-intensity uses along Dobson Road. Due to its design sensitivity with regard to residential neighbors, the project's density is appropriate at this location near major activity centers.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Three neighborhood meetings were held regarding the project: 8/30/07, 5/7/08, and 6/25/08. The first two meetings were held at Conley Elementary School and the third was held at the Downtown Community Center. The three meetings were attended by a total of four neighbors who asked general questions about the project's design, including its appearance from their homes. Two of the neighbors live directly across Pennington Drive from the

project and the other two live farther east to the south of Pecos Road. The closest neighbor also asked about trash dumpsters and site lighting, which are problems for him from the existing Pennington Gardens development, but he is satisfied with the subject project's approach to these issues. Overall, the attending neighbors have expressed support for the project and its design, including its height and density.

- At the time of this writing, Staff is not aware of any opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 7 Opposed: 0

Planning Commission added Condition Nos. 10 and 11 in order to better emphasize the single-story elements and to set off the building entrances more clearly.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of AP08-0002/DVR08-0009 PALMS RESORT RETIREMENT COMMUNITY subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Palms Resort Retirement Community", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0009, except as modified by condition herein.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

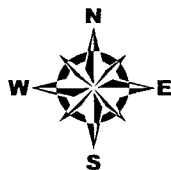
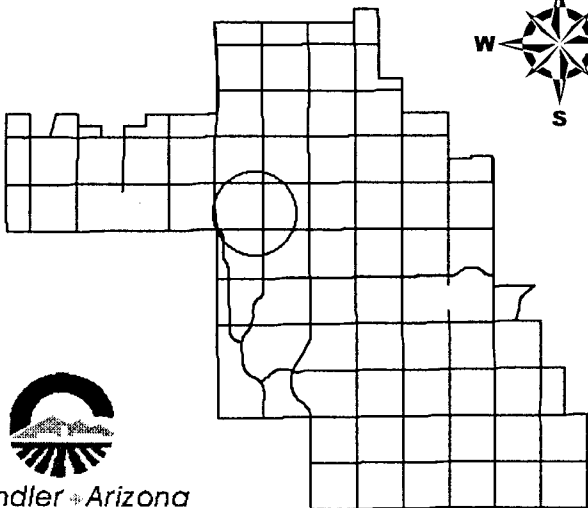
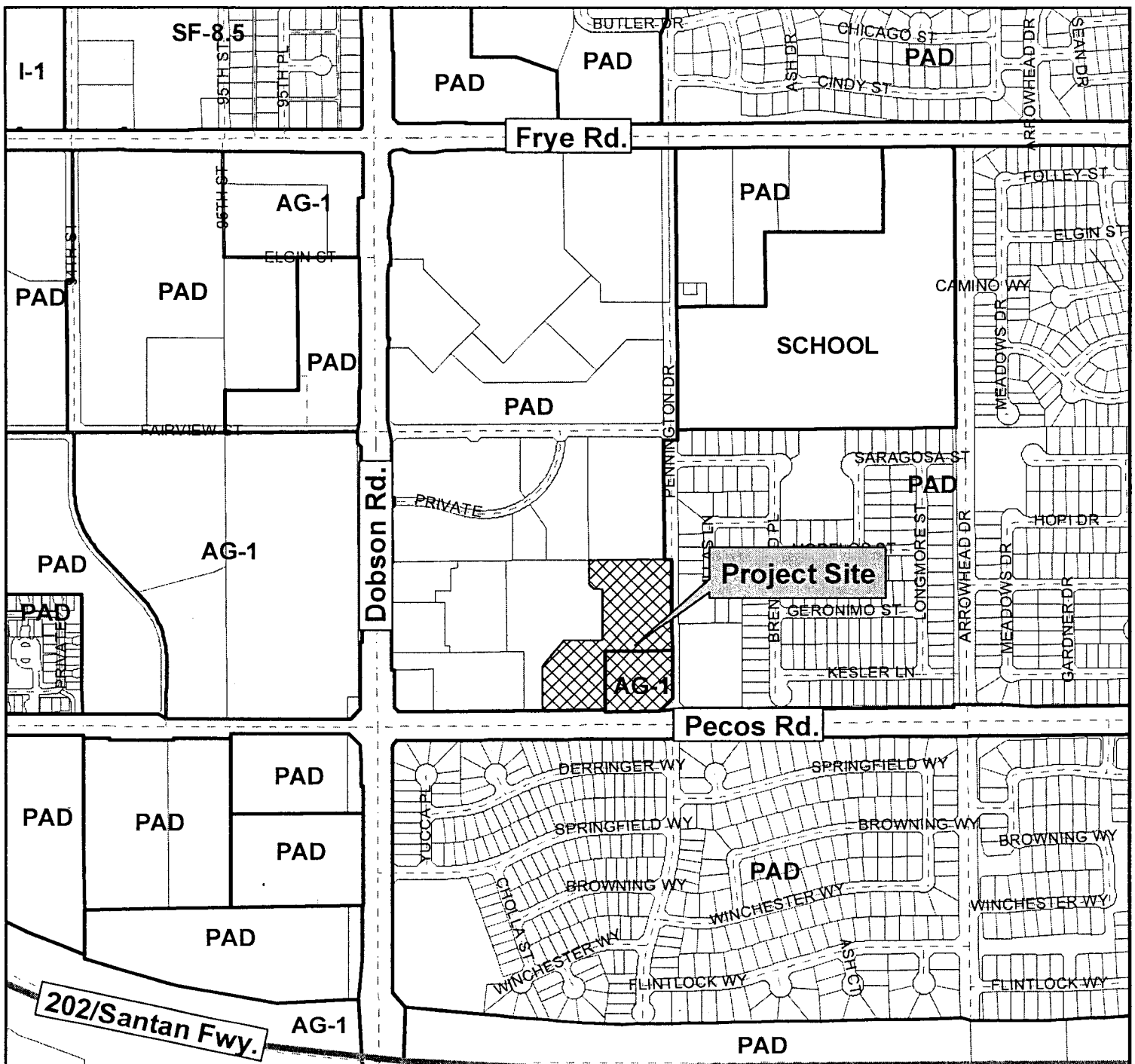
7. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
8. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
9. Unless Phase I and Phase II are constructed simultaneously, Phase I shall include a secondary access ramp that is constructed on the south side of Building A to allow access from the underground garage. The secondary access ramp shall connect only to the site's western access driveway and shall be removed upon commencement of Building B construction.
10. The applicant shall work with staff to provide extended single-story elements on the broad sides of the buildings.
11. The applicant shall work with staff to add stone or some other material in lieu of stucco surrounding the entrances in order to better highlight the entrances.

PROPOSED MOTION

Move to adopt Resolution No. 4222 approving an amendment to the Gateway Area Plan and to introduce and tentatively adopt Ordinance No. 4095 approving Planned Area Development zoning and Preliminary Development Plan in case AP08-0002/DVR08-0009 PALMS RESORT RETIREMENT COMMUNITY subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Gateway Area Plan (existing)
3. Gateway Area Plan (proposed)
4. Site Plan
5. Landscape Plan
6. Building Elevations
7. Perspective View
8. Sign Plan
9. Resolution No. 4222
10. Ordinance No. 4095
11. Development Booklet

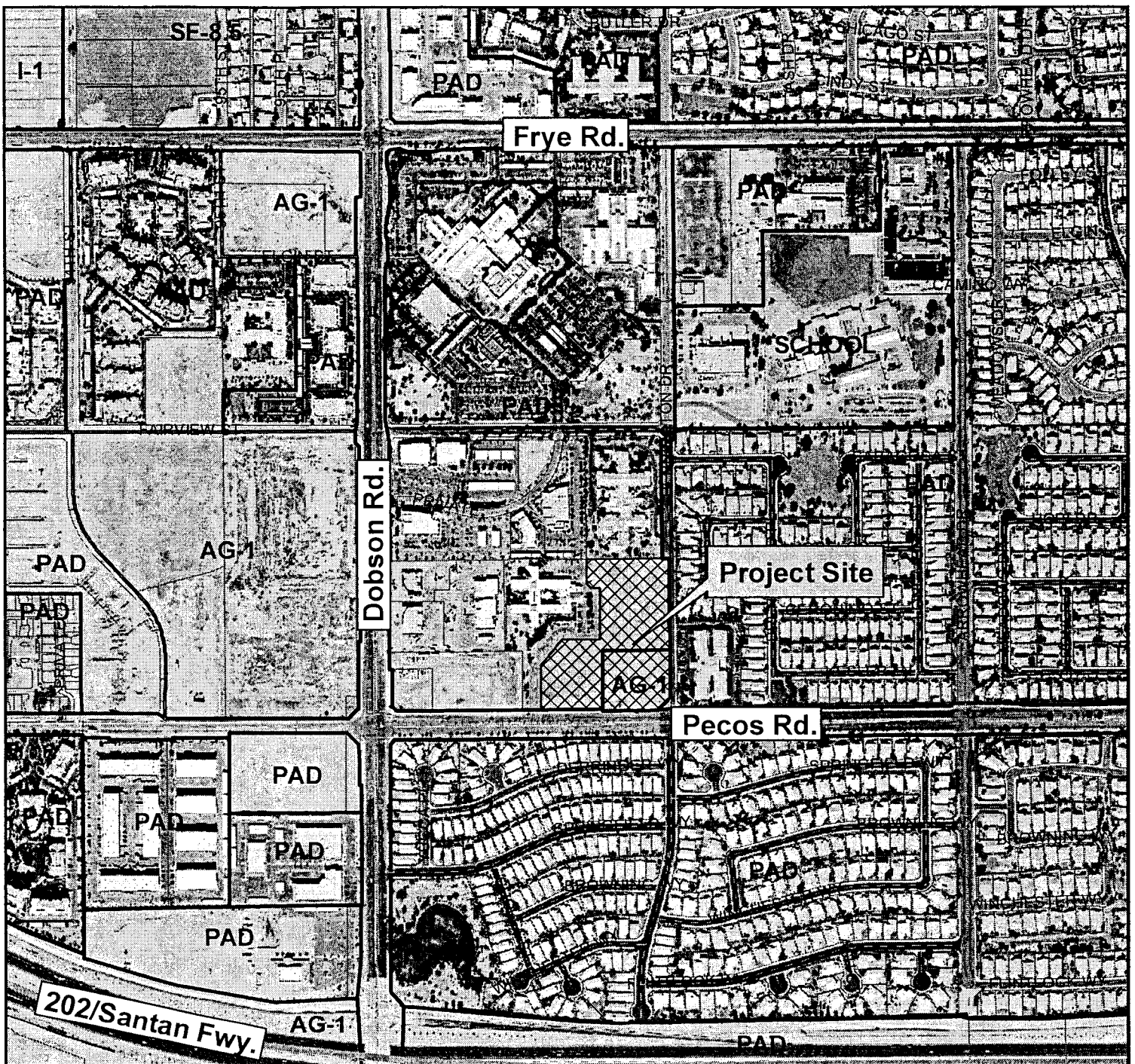


Vicinity Map

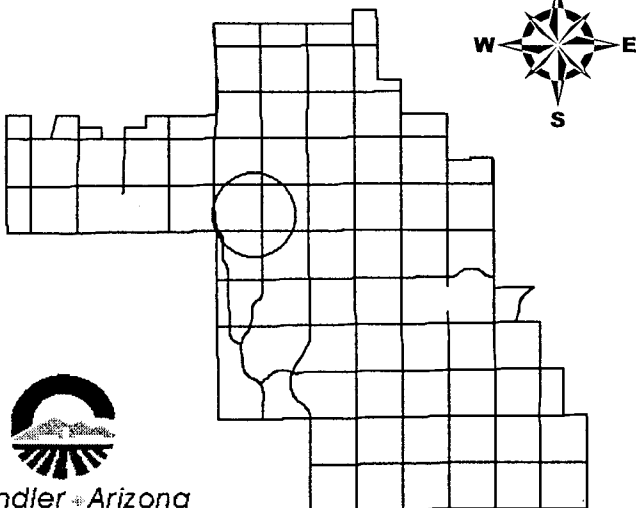


AP08-0002
DVR08-0009

**Area Plan Amendment
The Palms Resort Retirement
Community**



Vicinity Map



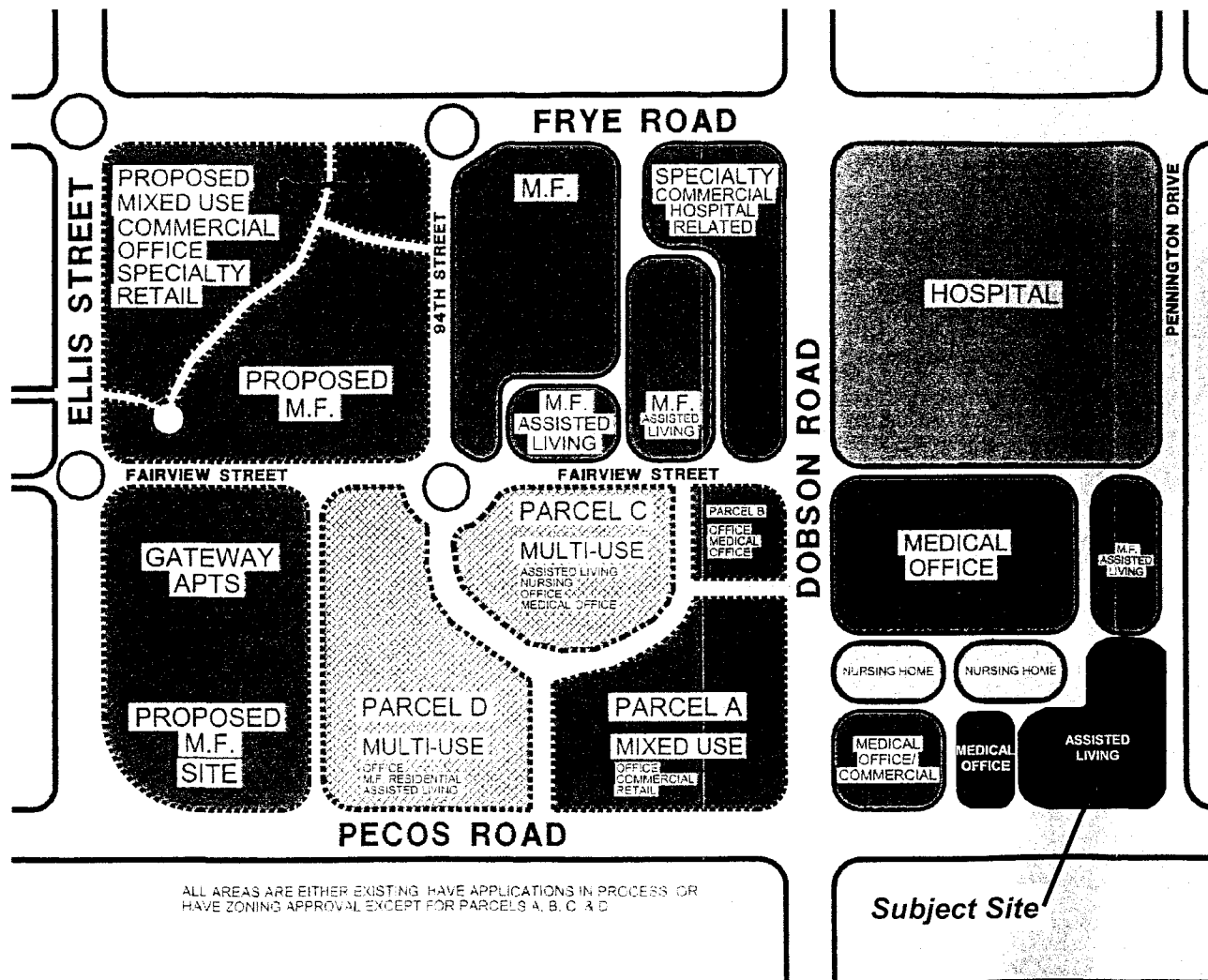
AP08-0002
DVR08-0009

**Area Plan Amendment
The Palms Resort Retirement
Community**



Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/22/2008



ALL AREAS ARE EITHER EXISTING HAVE APPLICATIONS IN PROCESS OR HAVE ZONING APPROVAL EXCEPT FOR PARCELS A, B, C & D

SAN TAN AREA PLAN

NOT TO SCALE

LEGEND

- DEMOTED, RETAIL, HOTEL, OFFICE, MEDICAL OFFICE, COMMERCIAL OFFICE
- DEMOTED, MULTI-FAMILY AND ASSISTED LIVING
- DEMOTED, SINGLE FAMILY
- DEMOTED, MEDIUM DENSITY RESIDENTIAL
- DEMOTED, INDUSTRIAL AND BUSINESS PARK
- DEMOTED, HOSPITAL AND SCHOOL

DEMOTED FREEWAY

GATEWAY
CONTEXT PLAN
CHANDLER, ARIZONA

EXISTING OR APPROVED LAND USES

PROPOSED LAND USES

SCALE: N.T.S.

NORTH

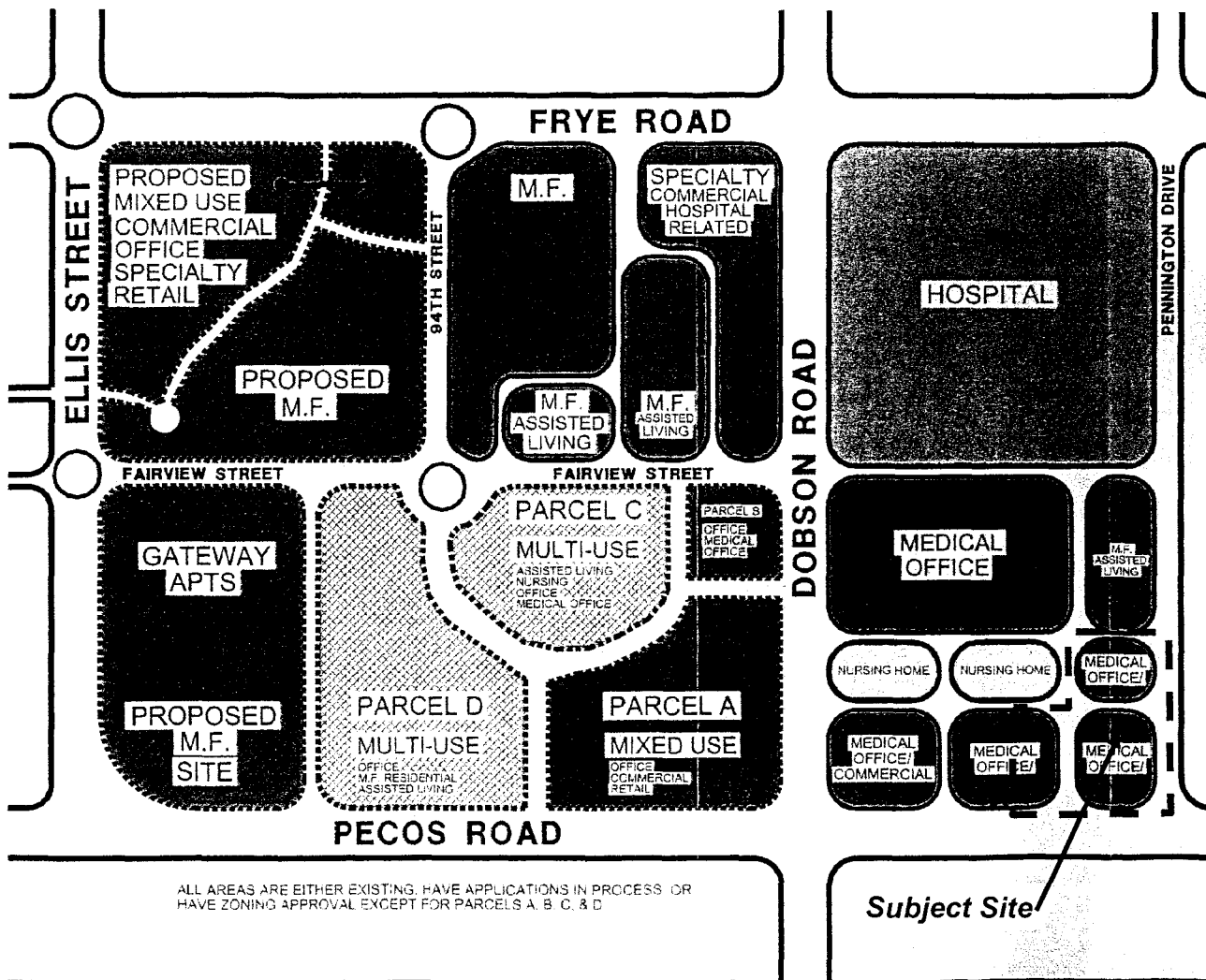
WHITNEYBELL ARCHITECTS INC
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
(602)255-1881



1.01

WHITNEYBELL ARCHITECTS INC
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
SAN TAN AREA PLAN

Proposed San Tan Area Plan
Exhibit D



ALL AREAS ARE EITHER EXISTING, HAVE APPLICATIONS IN PROCESS OR HAVE ZONING APPROVAL EXCEPT FOR PARCELS A, B, C, & D

SAN TAN AREA PLAN

NOT TO SCALE

LEGEND

- DEVELOPER: RETAIL, HOTEL, OFFICE, MEDICAL OFFICE, COMMERCIAL OFFICE
- DEVELOPER: MULTI-FAMILY AND ASSISTED LIVING
- DEVELOPER: SINGLE FAMILY
- DEVELOPER: MEDIUM DENSITY RESIDENTIAL
- DEVELOPER: INDUSTRIAL AND BUSINESS PARK
- DEVELOPER: HOSPITAL AND SCHOOL

DEVELOPER: FREEWAY

GATEWAY

CONTEXT PLAN
CHANDLER, ARIZONA

EXISTING OR APPROVED LAND USES

PROPOSED LAND USES

SCALE: N.T.S.

NORTH

WHITNEYBELL ARCHITECTS INC
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
(602) 285-1881



ARCHITECTURE AND PLANNING

1.01

WHITNEYBELL ARCHITECTS INC
MAY 14, 1999
SAN TAN AREA PLAN

Existing San Tan Area Plan
Exhibit C



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



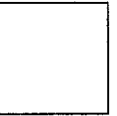
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① STANDING SEAM METAL ROOF
- ② PREFINISHED METAL GUTTER
- ③ FASCIA BOARD
- ④ STUCCO WINDOW TRIM
- ⑤ VINYL FRAMED WINDOWS
- ⑥ RAINGREEN STUCCO SIDING
- ⑦ POWDER COATED ALUMINUM RAILING C/M CLEAR TEMPERED GLAZING PANELS
- ⑧ BUILT-UP COLUMNS - HARDI BOARD - PAINT FINISH
- ⑨ PRIVACY SCREEN
- ⑩ STOREFRONT GLAZING
- ⑪ TRIM - HARDI BOARD - PAINT FINISH
- ⑫ 2" REVEAL
- ⑬ CAP FLASHING

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barnett dembek
ARCHITECTS, INC.

UNIT 202
12448 82 AVE.
SUNNYVALE, CA 94086
VOW 325

PHONE: (804) 597-7100
FAX: (804) 597-2099
EMAIL: mde@barnett-dembek.com

CLIENT: PALMS SENIOR LLLP
PROJECT: THE PALMS - RESORT RETIREMENT LIVING
THE PALMS - RESORT RETIREMENT LIVING
CHANDLER, ARIZONA

SHEET NO. 34
PROJECT NO. 0700

SHEET NO. AC-32A
REV. NO.

BUILDING B



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

- ① STANDING SEAM METAL ROOF
- ② PREFINISHED METAL GUTTER
- ③ FASCIA BOARD
- ④ STUCCO WINDOW TRIM
- ⑤ VINYL FRAMED WINDOWS
- ⑥ RAINGREEN STUCCO SIDING
- ⑦ POWDER COATED ALUMINUM RAILING C/M CLEAR TEMPERED GLAZING PANELS
- ⑧ BUILT-UP COLUMNS - HARDI BOARD - PAINT FINISH
- ⑨ PRIVACY SCREEN
- ⑩ STOREFRONT GLAZING
- ⑪ TRIM - HARDI BOARD - PAINT FINISH
- ⑫ 2" REVEAL
- ⑬ CAP FLASHING

[illegible]

CLIENT :	PALMS SENIOR LLLP	DESIGN :	J.P.A.
PROJECT :	THE PALMS - RESORT RETIREMENT LIVING	DRAWN :	
	THE PALMS - RESORT RETIREMENT LIVING	DATE :	Sept. 6, 01
	CHANDLER, ARIZONA	SCALE :	
SHEET CONTAINS :		ELEVATIONS	

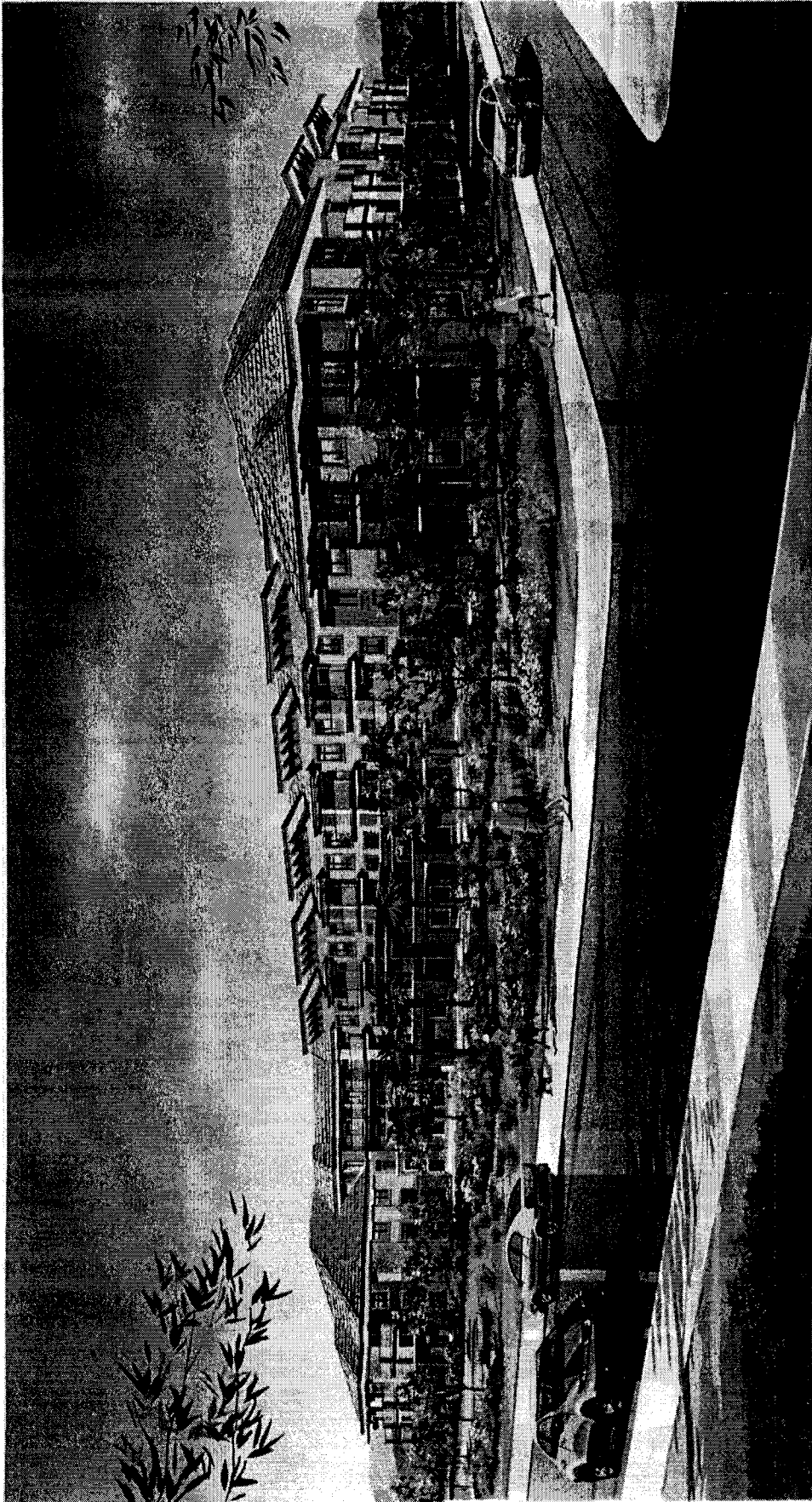
barnett dembek

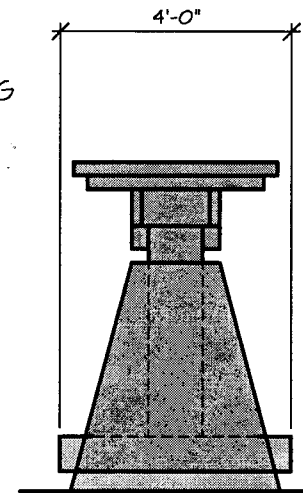
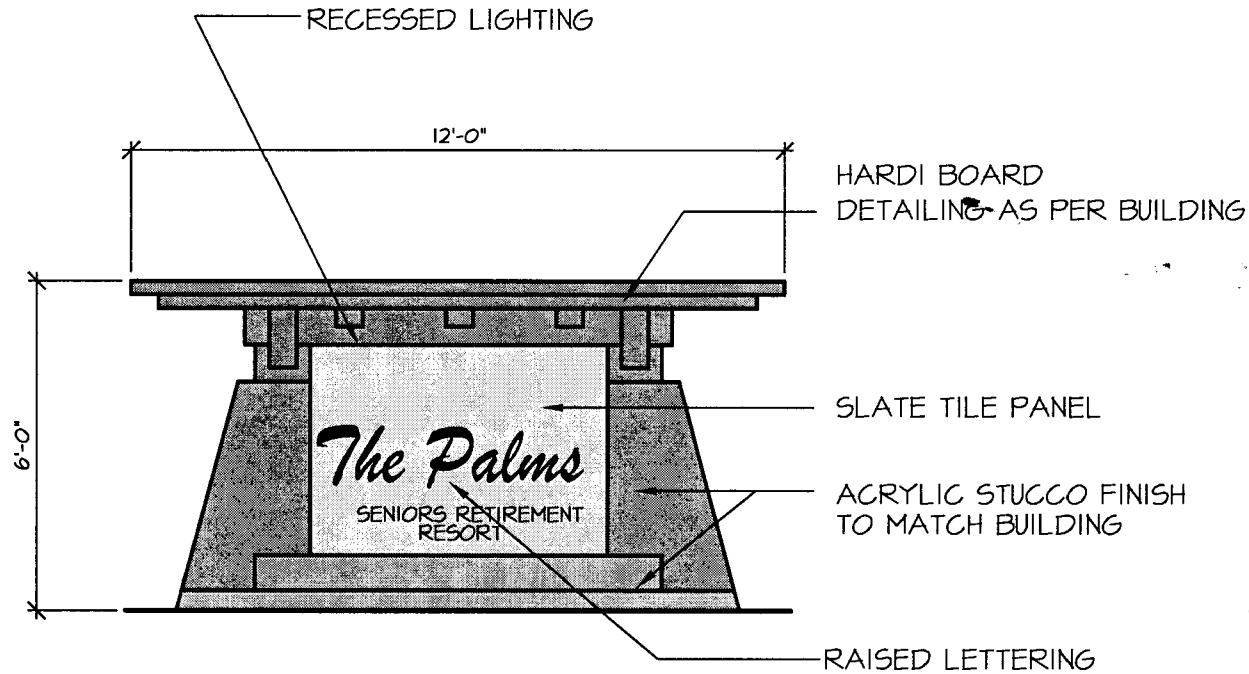
UNIT 202,
12448 82 AVE.,
SURREY, B.C.
V3W 3E9

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO. 514	SHEET NO. AC-31
PROJECT NO. 07060	REV. NO.

BUILDING A





MONUMENT SIGN

RESOLUTION NO. 4222

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "GATEWAY AREA PLAN" FROM MEDICAL OFFICE TO ASSISTED LIVING ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF PECOS ROAD AND PENNINGTON DRIVE.

WHEREAS, an interest has been expressed in seeking approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located at the northwest corner of Pecos Road and Pennington Drive; and

WHEREAS, the Land Use Element of the Chandler General Plan as adopted by the City Council requires the preparation of a neighborhood plan (Area Plan); and

WHEREAS, an existing area plan, the "Gateway Area Plan" has been adopted for the area bounded by Ellis Street, Pecos Road, Pennington Drive, and Frye Road;

WHEREAS, the applicant prepared this amendment to the existing "Gateway Area Plan"; and

WHEREAS, such an amendment, covering a portion of the adopted Area Plan including a map has been prepared by the applicant for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at a previous public hearing;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. That the attached map exhibit, an Amendment to the Gateway Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on August 6, 2008, is hereby adopted as the guideline for future rezoning and development for the area described within it.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4222 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the _____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

GAB

ORDINANCE NO. 4095

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) AND PLANNED AREA DEVELOPMENT (PAD) MEDICAL OFFICE TO PAD ASSISTED LIVING (DVR08-0009 PALMS RESORT RETIREMENT COMMUNITY) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'

Said parcel is hereby rezoned from Agricultural District (AG-1) and Planned Area Development (PAD) Medical Office to PAD Assisted Living subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Palms Resort Retirement Community", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0009, except as modified by condition herein.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
7. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
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. Unless Phase I and Phase II are constructed simultaneously, Phase I shall include a secondary access ramp that is constructed on the south side of Building A to allow access from the underground garage. The secondary access ramp shall connect only to the site's western access driveway and shall be removed upon commencement of Building B construction.
10. The applicant shall work with staff to provide extended single-story elements on the broad sides of the buildings.
11. The applicant shall work with staff to add stone or some other material in lieu of stucco surrounding the entrances in order to better highlight the entrances.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

ATTEST:

MAYOR

ATTEST:

MAYOR

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4095 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

CITY ATTORNEY *6/10/03*

PUBLISHED:

Exhibit "A"
Legal Description

Parcel No. 1:

Commencing at the Southwest corner of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Thence North 89 degrees 49 minutes 29 seconds East, along the South line of the said Section 32, 743.70 feet;

Thence North 00 degrees 01 minute 32 seconds East, 33.00 feet to the point of beginning;

Thence North 00 degrees 01 minute 32 seconds East, 232.00 feet;

Thence North 40 degrees 01 minute 32 seconds East, 152.09 feet;

Thence South 89 degrees 58 minutes 28 seconds East, 168.22 feet;

Thence North 00 degrees 01 minute 32 seconds West, 232.00 feet;

Thence North 89 degrees 58 minutes 28 seconds West, 40 feet;

Thence North 44 degrees 58 minutes 28 seconds West, 28.28 feet;

Thence North 00 degrees 01 minute 32 seconds East, 110.00 feet;

Thence North 89 degrees 54 minutes 19 seconds East, 371.58 feet;

Thence South 00 degrees 00 minutes 53 seconds West, 409.37 feet (measured), 409.30 feet (record) to a point on the Northeast corner of property described in Document No. 2003-1608392, records of Maricopa County, Arizona;

Thence South 89 degrees 49 minutes 29 seconds West, along the North line of the above mentioned property, 300.00 feet to the Northwest corner of property described in above said document;

Thence South 00 degrees 00 minutes 53 seconds West, along the West line of above mentioned property, 300.00 feet to the North right-of-way line of Pecos Road;

Thence South 89 degrees 49 minutes 29 seconds West, along said North right-of-way line, 277.70 feet to the point of beginning;

Except that portion conveyed to the City of Chandler, an Arizona municipal corporation in General Warranty Deed recorded in Document No. 2003-869630, Maricopa County Records, described as follows:

The North 32.00 feet of the South 65.00 feet, thereof.

Parcel No. 2:

The South half of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the South 33.00 feet and the West 360.72 feet, thereof; and

Except that portion conveyed to the City of Chandler, an Arizona municipal corporation in General Warranty Deed recorded in Document No. 2003-1608393, Maricopa County Records, described as follows:

Commencing at the Southwest corner of said Section 32, said corner being monumented with a brass cap in a hand hole;

Thence North 89 degrees 25 minutes 15 seconds East, along the South line of the Southwest quarter of said Section 32, 1,021.45 feet to a point on the East line of the West 360.72 feet of said South half of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 32;

Thence North 00 degrees 23 minutes 08 seconds West, along said East line, 33.00 feet to the point of beginning;

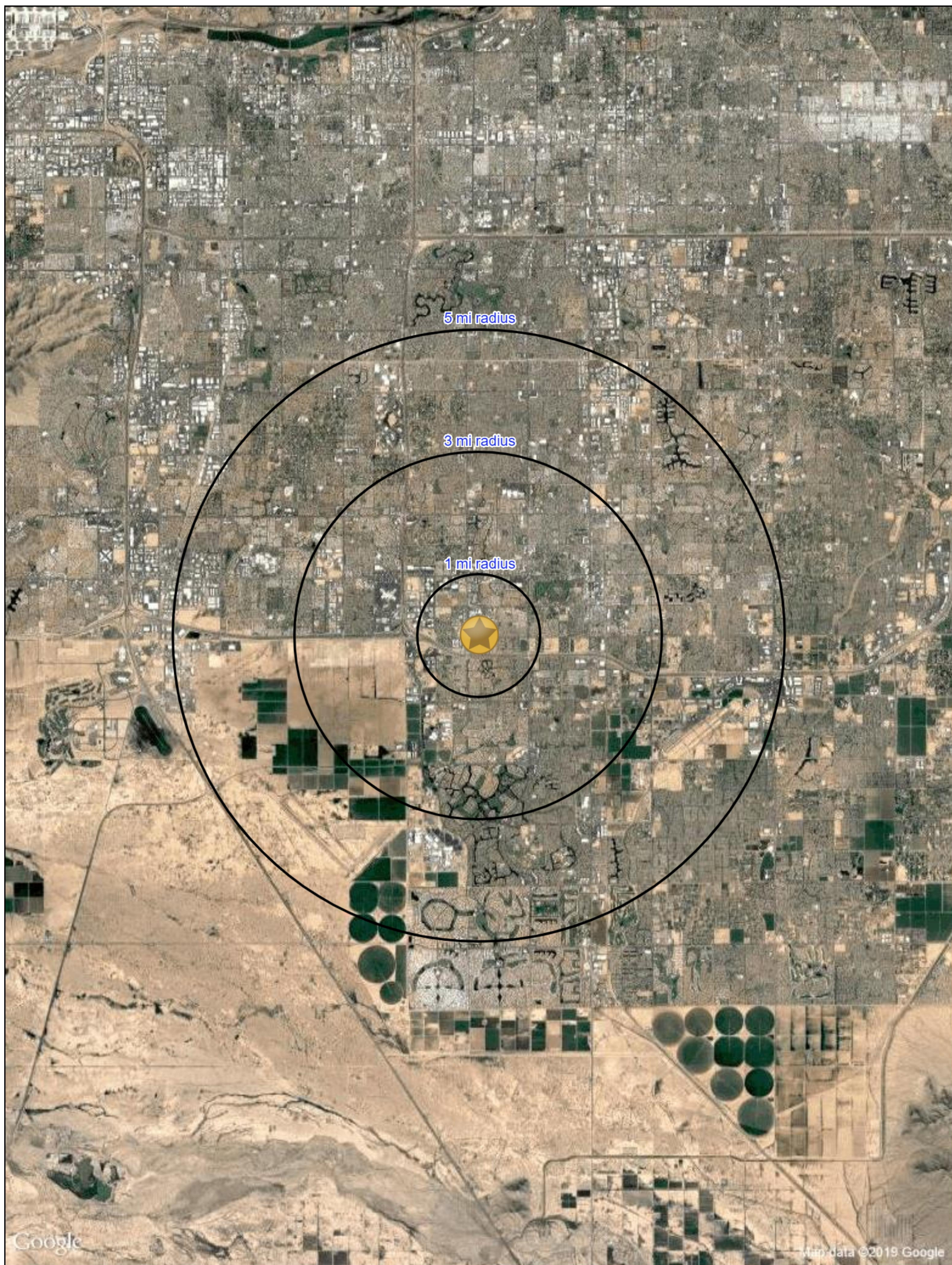
Thence continuing North 00 degrees 23 minutes 08 seconds West, along said East line, 25.00 feet;

Thence departing said East line, North 89 degrees 25 minutes 15 seconds East, parallel with, and 58.00 feet North of, said South line, 240.98 feet;

Thence North 44 degrees 30 minutes 33 seconds East, 83.57 feet to a point on the East line of said South half of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 32;

Thence South 00 degrees 04 minutes 09 seconds East, along last said East line, 84.00 feet;

Thence South 89 degrees 25 minutes 15 seconds West, parallel with, and 33.00 feet North of, said South line, 299.99 feet to the point of beginning.



COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.292/-111.8729

RFULL9

1760 W Pecos Rd	1 mi radius		3 mi radius		5 mi radius	
Chandler, AZ 85224						
Population						
Estimated Population (2019)	15,661		112,068		255,076	
Projected Population (2024)	16,998		121,131		275,280	
Census Population (2010)	14,703		103,683		240,126	
Census Population (2000)	11,593		91,759		207,906	
Projected Annual Growth (2019-2024)	1,337	1.7%	9,063	1.6%	20,204	1.6%
Historical Annual Growth (2010-2019)	958	0.7%	8,385	0.8%	14,950	0.7%
Historical Annual Growth (2000-2010)	3,110	2.7%	11,924	1.3%	32,220	1.5%
Estimated Population Density (2019)	4,988	psm	3,966	psm	3,249	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2019)	6,616		42,539		98,419	
Projected Households (2024)	6,940		44,561		103,109	
Census Households (2010)	6,058		38,404		90,545	
Census Households (2000)	4,066		31,237		73,052	
Projected Annual Growth (2019-2024)	324	1.0%	2,022	1.0%	4,690	1.0%
Historical Annual Change (2000-2019)	2,550	3.3%	11,302	1.9%	25,367	1.8%
Average Household Income						
Estimated Average Household Income (2019)	\$104,380		\$98,703		\$104,350	
Projected Average Household Income (2024)	\$116,261		\$112,629		\$119,111	
Census Average Household Income (2010)	\$76,086		\$73,749		\$81,143	
Census Average Household Income (2000)	\$65,296		\$65,157		\$70,952	
Projected Annual Change (2019-2024)	\$11,882	2.3%	\$13,926	2.8%	\$14,761	2.8%
Historical Annual Change (2000-2019)	\$39,084	3.2%	\$33,546	2.7%	\$33,398	2.5%
Median Household Income						
Estimated Median Household Income (2019)	\$82,322		\$79,785		\$86,705	
Projected Median Household Income (2024)	\$96,328		\$92,000		\$99,527	
Census Median Household Income (2010)	\$61,015		\$62,371		\$67,180	
Census Median Household Income (2000)	\$61,151		\$56,292		\$62,055	
Projected Annual Change (2019-2024)	\$14,006	3.4%	\$12,216	3.1%	\$12,822	3.0%
Historical Annual Change (2000-2019)	\$21,170	1.8%	\$23,492	2.2%	\$24,650	2.1%
Per Capita Income						
Estimated Per Capita Income (2019)	\$44,135		\$37,491		\$40,288	
Projected Per Capita Income (2024)	\$47,505		\$41,456		\$44,638	
Census Per Capita Income (2010)	\$31,350		\$27,317		\$30,597	
Census Per Capita Income (2000)	\$22,982		\$22,163		\$24,914	
Projected Annual Change (2019-2024)	\$3,370	1.5%	\$3,965	2.1%	\$4,350	2.2%
Historical Annual Change (2000-2019)	\$21,153	4.8%	\$15,328	3.6%	\$15,374	3.2%
Estimated Average Household Net Worth (2019)	\$896,518		\$953,211		\$1.04 M	

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.292/-111.8729

RFULL9

1760 W Pecos Rd

Chandler, AZ 85224

Race and Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
Total Population (2019)	15,661		112,068		255,076	
White (2019)	10,415	66.5%	74,983	66.9%	180,914	70.9%
Black or African American (2019)	1,243	7.9%	7,024	6.3%	14,803	5.8%
American Indian or Alaska Native (2019)	273	1.7%	1,905	1.7%	3,823	1.5%
Asian (2019)	1,757	11.2%	9,647	8.6%	21,565	8.5%
Hawaiian or Pacific Islander (2019)	20	0.1%	172	0.2%	484	0.2%
Other Race (2019)	1,221	7.8%	13,417	12.0%	22,693	8.9%
Two or More Races (2019)	733	4.7%	4,920	4.4%	10,794	4.2%
Population < 18 (2019)	3,467	22.1%	27,256	24.3%	59,931	23.5%
White Not Hispanic	1,477	42.6%	10,592	38.9%	27,376	45.7%
Black or African American	301	8.7%	1,906	7.0%	3,979	6.6%
Asian	406	11.7%	2,198	8.1%	4,921	8.2%
Other Race Not Hispanic	294	8.5%	1,856	6.8%	4,126	6.9%
Hispanic	987	28.5%	10,703	39.3%	19,529	32.6%
Not Hispanic or Latino Population (2019)	12,263	78.3%	78,612	70.1%	193,128	75.7%
Not Hispanic White	8,682	70.8%	57,859	73.6%	148,462	76.9%
Not Hispanic Black or African American	1,162	9.5%	6,496	8.3%	13,579	7.0%
Not Hispanic American Indian or Alaska Native	227	1.9%	1,400	1.8%	2,877	1.5%
Not Hispanic Asian	1,689	13.8%	9,269	11.8%	20,697	10.7%
Not Hispanic Hawaiian or Pacific Islander	19	0.2%	159	0.2%	438	0.2%
Not Hispanic Other Race	2	-	482	0.6%	539	0.3%
Not Hispanic Two or More Races	482	3.9%	2,947	3.7%	6,536	3.4%
Hispanic or Latino Population (2019)	3,398	21.7%	33,456	29.9%	61,948	24.3%
Hispanic White	1,733	51.0%	17,124	51.2%	32,452	52.4%
Hispanic Black or African American	81	2.4%	528	1.6%	1,223	2.0%
Hispanic American Indian or Alaska Native	46	1.3%	505	1.5%	947	1.5%
Hispanic Asian	68	2.0%	378	1.1%	869	1.4%
Hispanic Hawaiian or Pacific Islander	-	-	13	-	45	-
Hispanic Other Race	1,219	35.9%	12,935	38.7%	22,154	35.8%
Hispanic Two or More Races	251	7.4%	1,973	5.9%	4,258	6.9%
Not Hispanic or Latino Population (2010)	11,907	81.0%	73,645	71.0%	187,900	78.3%
Hispanic or Latino Population (2010)	2,796	19.0%	30,038	29.0%	52,226	21.7%
Not Hispanic or Latino Population (2000)	9,878	85.2%	67,215	73.3%	167,972	80.8%
Hispanic or Latino Population (2000)	1,715	14.8%	24,544	26.7%	39,934	19.2%
Not Hispanic or Latino Population (2024)	13,213	77.7%	84,431	69.7%	206,579	75.0%
Hispanic or Latino Population (2024)	3,785	22.3%	36,700	30.3%	68,702	25.0%
Projected Annual Growth (2019-2024)	386	-	3,244	-	6,753	-
Historical Annual Growth (2000-2010)	1,081	6.3%	5,494	2.2%	12,292	3.1%

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.292/-111.8729

RFULL9

1760 W Pecos Rd

Chandler, AZ 85224

Total Age Distribution (2019)

	1 mi radius		3 mi radius		5 mi radius	
Total Population	15,661		112,068		255,076	
Age Under 5 Years	974	6.2%	7,506	6.7%	15,751	6.2%
Age 5 to 9 Years	954	6.1%	7,602	6.8%	16,549	6.5%
Age 10 to 14 Years	994	6.3%	7,764	6.9%	17,544	6.9%
Age 15 to 19 Years	931	5.9%	7,496	6.7%	16,732	6.6%
Age 20 to 24 Years	1,174	7.5%	7,873	7.0%	15,793	6.2%
Age 25 to 29 Years	1,541	9.8%	9,516	8.5%	19,092	7.5%
Age 30 to 34 Years	1,314	8.4%	8,913	8.0%	18,839	7.4%
Age 35 to 39 Years	1,145	7.3%	8,296	7.4%	18,597	7.3%
Age 40 to 44 Years	1,081	6.9%	7,600	6.8%	17,311	6.8%
Age 45 to 49 Years	1,105	7.1%	7,889	7.0%	18,515	7.3%
Age 50 to 54 Years	978	6.2%	7,221	6.4%	17,210	6.7%
Age 55 to 59 Years	906	5.8%	6,680	6.0%	16,792	6.6%
Age 60 to 64 Years	739	4.7%	5,504	4.9%	14,146	5.5%
Age 65 to 69 Years	530	3.4%	3,996	3.6%	10,780	4.2%
Age 70 to 74 Years	435	2.8%	3,228	2.9%	8,674	3.4%
Age 75 to 79 Years	294	1.9%	2,116	1.9%	5,725	2.2%
Age 80 to 84 Years	254	1.6%	1,424	1.3%	3,571	1.4%
Age 85 Years or Over	312	2.0%	1,444	1.3%	3,455	1.4%
Median Age	34.5		34.0		36.5	
Age 19 Years or Less	3,853	24.6%	30,368	27.1%	66,576	26.1%
Age 20 to 64 Years	9,984	63.7%	69,492	62.0%	156,295	61.3%
Age 65 Years or Over	1,825	11.7%	12,208	10.9%	32,205	12.6%

Female Age Distribution (2019)

Female Population	8,119	51.8%	56,957	50.8%	129,854	50.9%
Age Under 5 Years	465	5.7%	3,710	6.5%	7,755	6.0%
Age 5 to 9 Years	461	5.7%	3,633	6.4%	8,015	6.2%
Age 10 to 14 Years	454	5.6%	3,758	6.6%	8,504	6.5%
Age 15 to 19 Years	455	5.6%	3,643	6.4%	8,030	6.2%
Age 20 to 24 Years	631	7.8%	3,939	6.9%	7,778	6.0%
Age 25 to 29 Years	778	9.6%	4,761	8.4%	9,552	7.4%
Age 30 to 34 Years	697	8.6%	4,473	7.9%	9,519	7.3%
Age 35 to 39 Years	556	6.9%	4,089	7.2%	9,277	7.1%
Age 40 to 44 Years	555	6.8%	3,911	6.9%	8,882	6.8%
Age 45 to 49 Years	566	7.0%	4,039	7.1%	9,473	7.3%
Age 50 to 54 Years	510	6.3%	3,783	6.6%	8,957	6.9%
Age 55 to 59 Years	518	6.4%	3,485	6.1%	8,844	6.8%
Age 60 to 64 Years	380	4.7%	2,837	5.0%	7,399	5.7%
Age 65 to 69 Years	283	3.5%	2,100	3.7%	5,752	4.4%
Age 70 to 74 Years	248	3.1%	1,792	3.1%	4,661	3.6%
Age 75 to 79 Years	175	2.2%	1,192	2.1%	3,103	2.4%
Age 80 to 84 Years	155	1.9%	846	1.5%	2,058	1.6%
Age 85 Years or Over	233	2.9%	966	1.7%	2,294	1.8%
Female Median Age	35.7		35.0		37.5	
Age 19 Years or Less	1,834	22.6%	14,743	25.9%	32,304	24.9%
Age 20 to 64 Years	5,191	63.9%	35,318	62.0%	79,682	61.4%
Age 65 Years or Over	1,094	13.5%	6,896	12.1%	17,868	13.8%

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.292/-111.8729

RFULL9

1760 W Pecos Rd

Chandler, AZ 85224

1 mi radius

3 mi radius

5 mi radius

Male Age Distribution (2019)

Male Population	7,542	48.2%	55,111	49.2%	125,222	49.1%
Age Under 5 Years	510	6.8%	3,796	6.9%	7,997	6.4%
Age 5 to 9 Years	493	6.5%	3,969	7.2%	8,534	6.8%
Age 10 to 14 Years	540	7.2%	4,006	7.3%	9,040	7.2%
Age 15 to 19 Years	476	6.3%	3,853	7.0%	8,702	6.9%
Age 20 to 24 Years	543	7.2%	3,934	7.1%	8,015	6.4%
Age 25 to 29 Years	764	10.1%	4,755	8.6%	9,539	7.6%
Age 30 to 34 Years	617	8.2%	4,440	8.1%	9,320	7.4%
Age 35 to 39 Years	588	7.8%	4,207	7.6%	9,320	7.4%
Age 40 to 44 Years	526	7.0%	3,688	6.7%	8,428	6.7%
Age 45 to 49 Years	538	7.1%	3,850	7.0%	9,042	7.2%
Age 50 to 54 Years	468	6.2%	3,438	6.2%	8,253	6.6%
Age 55 to 59 Years	388	5.1%	3,195	5.8%	7,949	6.3%
Age 60 to 64 Years	360	4.8%	2,666	4.8%	6,747	5.4%
Age 65 to 69 Years	247	3.3%	1,896	3.4%	5,029	4.0%
Age 70 to 74 Years	187	2.5%	1,436	2.6%	4,013	3.2%
Age 75 to 79 Years	118	1.6%	925	1.7%	2,622	2.1%
Age 80 to 84 Years	99	1.3%	578	1.0%	1,513	1.2%
Age 85 Years or Over	79	1.0%	478	0.9%	1,161	0.9%
Male Median Age	33.4		33.1		35.5	
Age 19 Years or Less	2,019	26.8%	15,625	28.4%	34,272	27.4%
Age 20 to 64 Years	4,792	63.5%	34,174	62.0%	76,613	61.2%
Age 65 Years or Over	731	9.7%	5,313	9.6%	14,337	11.4%

Males per 100 Females (2019)

Overall Comparison						
Age Under 5 Years	110	52.3%	102	50.6%	103	50.8%
Age 5 to 9 Years	107	51.7%	109	52.2%	106	51.6%
Age 10 to 14 Years	119	54.3%	107	51.6%	106	51.6%
Age 15 to 19 Years	105	51.1%	106	51.4%	108	52.0%
Age 20 to 24 Years	86	46.3%	100	50.0%	103	50.8%
Age 25 to 29 Years	98	49.5%	100	50.0%	100	50.0%
Age 30 to 34 Years	89	47.0%	99	49.8%	98	49.5%
Age 35 to 39 Years	106	51.4%	103	50.7%	100	50.1%
Age 40 to 44 Years	95	48.6%	94	48.5%	95	48.7%
Age 45 to 49 Years	95	48.7%	95	48.8%	95	48.8%
Age 50 to 54 Years	92	47.9%	91	47.6%	92	48.0%
Age 55 to 59 Years	75	42.8%	92	47.8%	90	47.3%
Age 60 to 64 Years	95	48.7%	94	48.4%	91	47.7%
Age 65 to 69 Years	87	46.6%	90	47.4%	87	46.6%
Age 70 to 74 Years	75	43.0%	80	44.5%	86	46.3%
Age 75 to 79 Years	68	40.3%	78	43.7%	85	45.8%
Age 80 to 84 Years	64	38.9%	68	40.6%	74	42.4%
Age 85 Years or Over	34	25.4%	50	33.1%	51	33.6%
Age 19 Years or Less	110	52.4%	106	51.5%	106	51.5%
Age 20 to 39 Years	94	48.6%	100	50.1%	100	50.0%
Age 40 to 64 Years	90	47.4%	93	48.3%	93	48.1%
Age 65 Years or Over	67	40.0%	77	43.5%	80	44.5%

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.292/-111.8729

RFULL9

1760 W Pecos Rd

Chandler, AZ 85224

Household Type (2019)

	1 mi radius		3 mi radius		5 mi radius	
Total Households	6,616		42,539		98,419	
Households with Children	1,972	29.8%	14,863	34.9%	33,228	33.8%
Average Household Size	2.4		2.6		2.6	
Household Density per Square Mile	2,107		1,505		1,254	
Population Family	11,748	75.0%	91,196	81.4%	211,050	82.7%
Population Non-Family	3,839	24.5%	20,592	18.4%	43,478	17.0%
Population Group Quarters	74	0.5%	280	0.2%	548	0.2%
Family Households	3,731	56.4%	27,240	64.0%	65,661	66.7%
Married Couple Households	2,629	70.5%	19,005	69.8%	48,705	74.2%
Other Family Households with Children	1,101	29.5%	8,235	30.2%	16,956	25.8%
Family Households with Children	1,947	52.2%	14,679	53.9%	32,843	50.0%
Married Couple with Children	1,233	63.3%	9,234	62.9%	21,977	66.9%
Other Family Households with Children	714	36.7%	5,445	37.1%	10,866	33.1%
Family Households No Children	1,784	47.8%	12,561	46.1%	32,818	50.0%
Married Couple No Children	1,397	78.3%	9,772	77.8%	26,728	81.4%
Other Family Households No Children	387	21.7%	2,790	22.2%	6,090	18.6%
Non-Family Households	2,886	43.6%	15,299	36.0%	32,758	33.3%
Non-Family Households with Children	25	0.9%	184	1.2%	385	1.2%
Non-Family Households No Children	2,861	99.1%	15,115	98.8%	32,373	98.8%
Average Family Household Size	3.1		3.3		3.2	
Average Family Income	\$138,041		\$118,351		\$123,111	
Median Family Income	\$107,257		\$94,725		\$102,283	
Average Non-Family Household Size	1.3		1.3		1.3	

Marital Status (2019)

Population Age 15 Years or Over	12,739		89,196		205,232	
Never Married	4,453	35.0%	31,297	35.1%	66,450	32.4%
Currently Married	5,951	46.7%	39,805	44.6%	98,770	48.1%
Previously Married	2,335	18.3%	18,093	20.3%	40,013	19.5%
Separated	367	15.7%	4,429	24.5%	8,294	20.7%
Widowed	501	21.5%	3,066	16.9%	7,910	19.8%
Divorced	1,467	62.8%	10,599	58.6%	23,809	59.5%

Educational Attainment (2019)

Adult Population Age 25 Years or Over	10,634		73,828		172,707	
Elementary (Grade Level 0 to 8)	248	2.3%	3,567	4.8%	5,574	3.2%
Some High School (Grade Level 9 to 11)	395	3.7%	3,512	4.8%	6,839	4.0%
High School Graduate	1,715	16.1%	13,742	18.6%	30,393	17.6%
Some College	2,243	21.1%	15,843	21.5%	39,644	23.0%
Associate Degree Only	1,063	10.0%	7,132	9.7%	16,267	9.4%
Bachelor Degree Only	2,918	27.4%	18,596	25.2%	45,465	26.3%
Graduate Degree	2,052	19.3%	11,435	15.5%	28,526	16.5%
Any College (Some College or Higher)	8,276	77.8%	53,006	71.8%	129,901	75.2%
College Degree + (Bachelor Degree or Higher)	4,970	46.7%	30,031	40.7%	73,990	42.8%

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1760 W Pecos Rd

Chandler, AZ 85224

1 mi radius

3 mi radius

5 mi radius

Housing

Total Housing Units (2019)	6,806		43,822		101,556	
Total Housing Units (2010)	6,658		42,076		97,576	
Historical Annual Growth (2010-2019)	148	0.2%	1,746	0.5%	3,980	0.5%
Housing Units Occupied (2019)	6,616	97.2%	42,539	97.1%	98,419	96.9%
Housing Units Owner-Occupied	3,036	45.9%	22,627	53.2%	63,624	64.6%
Housing Units Renter-Occupied	3,580	54.1%	19,911	46.8%	34,795	35.4%
Housing Units Vacant (2019)	189	2.9%	1,283	3.0%	3,136	3.2%

Household Size (2019)

Total Households	6,616		42,539		98,419	
1 Person Households	2,187	33.1%	11,302	26.6%	24,495	24.9%
2 Person Households	2,091	31.6%	12,995	30.5%	32,984	33.5%
3 Person Households	1,047	15.8%	7,126	16.8%	16,348	16.6%
4 Person Households	793	12.0%	6,024	14.2%	14,113	14.3%
5 Person Households	326	4.9%	2,951	6.9%	6,346	6.4%
6 Person Households	111	1.7%	1,214	2.9%	2,508	2.5%
7 or More Person Households	61	0.9%	928	2.2%	1,624	1.7%

Household Income Distribution (2019)

HH Income \$200,000 or More	449	6.8%	3,491	8.2%	8,864	9.0%
HH Income \$150,000 to \$199,999	594	9.0%	3,786	8.9%	9,796	10.0%
HH Income \$125,000 to \$149,999	520	7.9%	3,196	7.5%	8,522	8.7%
HH Income \$100,000 to \$124,999	839	12.7%	4,249	10.0%	10,754	10.9%
HH Income \$75,000 to \$99,999	1,121	16.9%	6,534	15.4%	16,084	16.3%
HH Income \$50,000 to \$74,999	1,338	20.2%	8,066	19.0%	18,248	18.5%
HH Income \$35,000 to \$49,999	615	9.3%	5,036	11.8%	10,745	10.9%
HH Income \$25,000 to \$34,999	550	8.3%	2,938	6.9%	5,814	5.9%
HH Income \$15,000 to \$24,999	350	5.3%	2,803	6.6%	4,952	5.0%
HH Income \$10,000 to \$14,999	156	2.4%	863	2.0%	1,670	1.7%
HH Income Under \$10,000	85	1.3%	1,575	3.7%	2,969	3.0%

Household Vehicles (2019)

Households 0 Vehicles Available	387	5.9%	1,699	4.0%	3,017	3.1%
Households 1 Vehicle Available	2,390	36.1%	15,271	35.9%	31,962	32.5%
Households 2 Vehicles Available	2,667	40.3%	16,947	39.8%	41,655	42.3%
Households 3 or More Vehicles Available	1,173	17.7%	8,622	20.3%	21,785	22.1%
Total Vehicles Available	11,584		77,945		188,093	
Average Vehicles per Household	1.8		1.8		1.9	
Owner-Occupied Household Vehicles	6,596	56.9%	48,148	61.8%	133,797	71.1%
Average Vehicles per Owner-Occupied Household	2.2		2.1		2.1	
Renter-Occupied Household Vehicles	4,988	43.1%	29,798	38.2%	54,296	28.9%
Average Vehicles per Renter-Occupied Household	1.4		1.5		1.6	

Travel Time (2019)

Worker Base Age 16 years or Over	7,687		54,711		124,552	
Travel to Work in 14 Minutes or Less	2,767	36.0%	16,167	29.6%	33,636	27.0%
Travel to Work in 15 to 29 Minutes	3,279	42.7%	24,682	45.1%	55,198	44.3%
Travel to Work in 30 to 59 Minutes	2,489	32.4%	15,352	28.1%	35,475	28.5%
Travel to Work in 60 Minutes or More	438	5.7%	3,038	5.6%	6,920	5.6%
Work at Home	401	5.2%	3,015	5.5%	8,094	6.5%
Average Minutes Travel to Work	20.9		20.5		21.2	

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Transportation To Work (2019)

	1 mi radius		3 mi radius		5 mi radius	
Worker Base Age 16 years or Over	7,687		54,711		124,552	
Drive to Work Alone	5,897	76.7%	42,327	77.4%	96,001	77.1%
Drive to Work in Carpool	867	11.3%	5,950	10.9%	13,356	10.7%
Travel to Work by Public Transportation	186	2.4%	1,048	1.9%	2,249	1.8%
Drive to Work on Motorcycle	52	0.7%	323	0.6%	637	0.5%
Bicycle to Work	88	1.1%	490	0.9%	1,029	0.8%
Walk to Work	123	1.6%	960	1.8%	2,000	1.6%
Other Means	74	1.0%	597	1.1%	1,185	1.0%
Work at Home	401	5.2%	3,015	5.5%	8,094	6.5%

Daytime Demographics (2019)

Total Businesses	749		4,322		9,472	
Total Employees	9,324		52,700		102,764	
Company Headquarter Businesses	6	0.7%	15	0.3%	46	0.5%
Company Headquarter Employees	3,476	37.3%	4,208	8.0%	6,409	6.2%
Employee Population per Business	12.4	to 1	12.2	to 1	10.8	to 1
Residential Population per Business	20.9	to 1	25.9	to 1	26.9	to 1
Adj. Daytime Demographics Age 16 Years or Over	12,403		77,606		164,197	

Labor Force

Labor Population Age 16 Years or Over (2019)	12,567		87,801		201,965	
Labor Force Total Males (2019)	5,913	47.0%	42,636	48.6%	97,974	48.5%
Male Civilian Employed	4,700	79.5%	33,070	77.6%	73,769	75.3%
Male Civilian Unemployed	146	2.5%	1,149	2.7%	2,394	2.4%
Males in Armed Forces	-	-	26	-	77	-
Males Not in Labor Force	1,067	18.0%	8,391	19.7%	21,735	22.2%
Labor Force Total Females (2019)	6,655	53.0%	45,165	51.4%	103,991	51.5%
Female Civilian Employed	4,788	72.0%	29,798	66.0%	66,682	64.1%
Female Civilian Unemployed	149	2.2%	1,105	2.4%	2,224	2.1%
Females in Armed Forces	-	-	-	-	4	-
Females Not in Labor Force	1,717	25.8%	14,262	31.6%	35,081	33.7%
Unemployment Rate	295	2.3%	2,254	2.6%	4,618	2.3%

Occupation (2019)

Occupation Population Age 16 Years or Over	9,488		62,868		140,451	
Occupation Total Males	4,700	49.5%	33,070	52.6%	73,769	52.5%
Occupation Total Females	4,788	50.5%	29,798	47.4%	66,682	47.5%
Management, Business, Financial Operations	1,699	17.9%	11,959	19.0%	27,493	19.6%
Professional, Related	2,620	27.6%	15,331	24.4%	36,405	25.9%
Service	1,135	12.0%	10,011	15.9%	20,392	14.5%
Sales, Office	2,714	28.6%	16,763	26.7%	37,324	26.6%
Farming, Fishing, Forestry	52	0.5%	113	0.2%	280	0.2%
Construction, Extraction, Maintenance	551	5.8%	4,070	6.5%	8,706	6.2%
Production, Transport, Material Moving	717	7.6%	4,622	7.4%	9,853	7.0%
White Collar Workers	7,033	74.1%	44,053	70.1%	101,221	72.1%
Blue Collar Workers	2,455	25.9%	18,815	29.9%	39,230	27.9%

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1 mi radius

3 mi radius

5 mi radius

Units In Structure (2019)

Total Units	6,058		38,404		90,545	
1 Detached Unit	3,553	58.7%	26,737	69.6%	71,311	78.8%
1 Attached Unit	350	5.8%	1,581	4.1%	4,664	5.2%
2 Units	40	0.7%	466	1.2%	602	0.7%
3 to 4 Units	193	3.2%	1,954	5.1%	3,259	3.6%
5 to 9 Units	672	11.1%	4,019	10.5%	5,831	6.4%
10 to 19 Units	773	12.8%	3,073	8.0%	4,540	5.0%
20 to 49 Units	278	4.6%	996	2.6%	1,627	1.8%
50 or More Units	719	11.9%	2,443	6.4%	4,465	4.9%
Mobile Home or Trailer	34	0.6%	1,232	3.2%	1,993	2.2%
Other Structure	4	-	39	0.1%	128	0.1%

Homes Built By Year (2019)

Homes Built 2014 or later	169	2.5%	1,434	3.3%	3,110	3.1%
Homes Built 2010 to 2013	365	5.4%	1,937	4.4%	3,542	3.5%
Homes Built 2000 to 2009	1,727	25.4%	8,895	20.3%	20,630	20.3%
Homes Built 1990 to 1999	2,579	37.9%	13,865	31.6%	29,939	29.5%
Homes Built 1980 to 1989	1,030	15.1%	8,442	19.3%	24,218	23.8%
Homes Built 1970 to 1979	407	6.0%	4,165	9.5%	10,823	10.7%
Homes Built 1960 to 1969	240	3.5%	2,046	4.7%	3,329	3.3%
Homes Built 1950 to 1959	51	0.7%	1,120	2.6%	1,828	1.8%
Homes Built 1940 to 1949	38	0.6%	436	1.0%	579	0.6%
Homes Built Before 1939	11	0.2%	199	0.5%	421	0.4%
Median Age of Homes	21.7	yrs	24.9	yrs	24.6	yrs

Home Values (2019)

Owner Specified Housing Units	2,949		21,771		60,310	
Home Values \$1,000,000 or More	17	0.6%	183	0.8%	549	0.9%
Home Values \$750,000 to \$999,999	38	1.3%	400	1.8%	1,296	2.1%
Home Values \$500,000 to \$749,999	261	8.8%	1,770	8.1%	4,902	8.1%
Home Values \$400,000 to \$499,999	363	12.3%	2,304	10.6%	6,881	11.4%
Home Values \$300,000 to \$399,999	542	18.4%	4,654	21.4%	13,752	22.8%
Home Values \$250,000 to \$299,999	595	20.2%	3,295	15.1%	9,847	16.3%
Home Values \$200,000 to \$249,999	582	19.7%	3,944	18.1%	10,958	18.2%
Home Values \$175,000 to \$199,999	255	8.6%	1,718	7.9%	4,449	7.4%
Home Values \$150,000 to \$174,999	175	5.9%	1,615	7.4%	4,324	7.2%
Home Values \$125,000 to \$149,999	48	1.6%	727	3.3%	1,916	3.2%
Home Values \$100,000 to \$124,999	52	1.8%	595	2.7%	1,450	2.4%
Home Values \$90,000 to \$99,999	14	0.5%	136	0.6%	285	0.5%
Home Values \$80,000 to \$89,999	-	-	59	0.3%	161	0.3%
Home Values \$70,000 to \$79,999	2	-	117	0.5%	226	0.4%
Home Values \$60,000 to \$69,999	2	-	36	0.2%	119	0.2%
Home Values \$50,000 to \$59,999	24	0.8%	65	0.3%	147	0.2%
Home Values \$35,000 to \$49,999	6	0.2%	99	0.5%	227	0.4%
Home Values \$25,000 to \$34,999	4	0.1%	70	0.3%	185	0.3%
Home Values \$10,000 to \$24,999	17	0.6%	285	1.3%	713	1.2%
Home Values Under \$10,000	22	0.7%	440	2.0%	882	1.5%
Owner-Occupied Median Home Value	\$287,497		\$276,596		\$287,424	
Renter-Occupied Median Rent	\$1,041		\$1,009		\$1,051	

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Total Annual Consumer Expenditure (2019)

	1 mi radius	3 mi radius	5 mi radius
Total Household Expenditure	\$478 M	\$2.96 B	\$7.13 B
Total Non-Retail Expenditure	\$252.34 M	\$1.56 B	\$3.76 B
Total Retail Expenditure	\$225.66 M	\$1.4 B	\$3.37 B
Apparel	\$16.98 M	\$105.4 M	\$253.92 M
Contributions	\$15.45 M	\$96.44 M	\$235.84 M
Education	\$14.33 M	\$90.72 M	\$221.09 M
Entertainment	\$27.06 M	\$168.01 M	\$408.15 M
Food and Beverages	\$70.49 M	\$435.74 M	\$1.05 B
Furnishings and Equipment	\$16.82 M	\$104.32 M	\$253.49 M
Gifts	\$11.75 M	\$73.17 M	\$178.1 M
Health Care	\$39.91 M	\$246.05 M	\$594.4 M
Household Operations	\$18.65 M	\$115.95 M	\$280.99 M
Miscellaneous Expenses	\$9.02 M	\$55.82 M	\$135.05 M
Personal Care	\$6.43 M	\$39.71 M	\$95.83 M
Personal Insurance	\$3.33 M	\$20.9 M	\$51.45 M
Reading	\$1.04 M	\$6.4 M	\$15.52 M
Shelter	\$101.47 M	\$625.58 M	\$1.5 B
Tobacco	\$2.87 M	\$17.51 M	\$40.89 M
Transportation	\$87.53 M	\$541.22 M	\$1.31 B
Utilities	\$34.88 M	\$215.35 M	\$514.78 M

Monthly Household Consumer Expenditure (2019)

Total Household Expenditure	\$6,020		\$5,795		\$6,038	
Total Non-Retail Expenditure	\$3,178	52.8%	\$3,059	52.8%	\$3,185	52.7%
Total Retail Expenditures	\$2,842	47.2%	\$2,736	47.2%	\$2,854	47.3%
Apparel	\$214	3.6%	\$206	3.6%	\$215	3.6%
Contributions	\$195	3.2%	\$189	3.3%	\$200	3.3%
Education	\$181	3.0%	\$178	3.1%	\$187	3.1%
Entertainment	\$341	5.7%	\$329	5.7%	\$346	5.7%
Food and Beverages	\$888	14.7%	\$854	14.7%	\$886	14.7%
Furnishings and Equipment	\$212	3.5%	\$204	3.5%	\$215	3.6%
Gifts	\$148	2.5%	\$143	2.5%	\$151	2.5%
Health Care	\$503	8.3%	\$482	8.3%	\$503	8.3%
Household Operations	\$235	3.9%	\$227	3.9%	\$238	3.9%
Miscellaneous Expenses	\$114	1.9%	\$109	1.9%	\$114	1.9%
Personal Care	\$81	1.3%	\$78	1.3%	\$81	1.3%
Personal Insurance	\$42	0.7%	\$41	0.7%	\$44	0.7%
Reading	\$13	0.2%	\$13	0.2%	\$13	0.2%
Shelter	\$1,278	21.2%	\$1,226	21.1%	\$1,269	21.0%
Tobacco	\$36	0.6%	\$34	0.6%	\$35	0.6%
Transportation	\$1,102	18.3%	\$1,060	18.3%	\$1,106	18.3%
Utilities	\$439	7.3%	\$422	7.3%	\$436	7.2%

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