

2926 Atwood Ave - TriNova Development
SASY Neighborhood Association Board Meeting
October 27, 2025



Project Summary:

Site:

Address: 2926 Atwood Ave
Zoning: Traditional Shopping Street District (TSS)
Overlay District: Transit Oriented Development

Front Yard Set Back: 15’ Minimum From Curb
Rear Yard Set Back: 20’
Rear Yard Step Back: 40’ + 1’ Rise: 1’ Horizontal
Side Yard Set back: 5’ (North West)
Side Yard Set Back: 6’ (West)

Site Area
Maximum Impervious Surface 85%
New Impervious Surface Area Within Disturbance Limits 83.4%
Disturbance Limits

18,068 SF
15,357 SF
15,031 SF
18,250 SF

Development Summary:

Project Area (Excluding Basement)
Commercial Area

41,570 SF
4,000 SF

Unit Summary

1 Bedroom 24
2 Bedroom 7
Unit Total 31

Parking

18 Residential Stalls @ 1:0.58

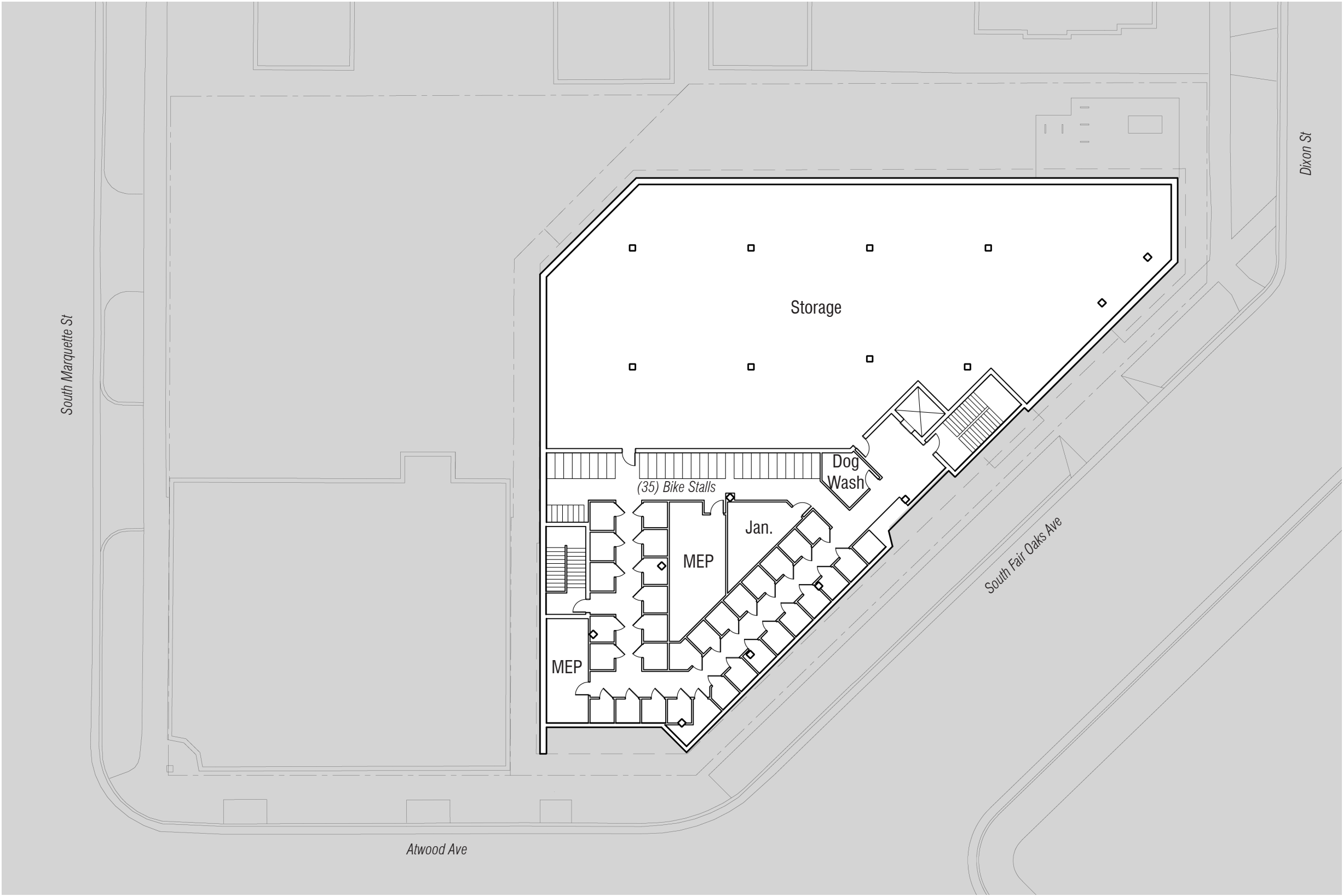
Bike Parking

Residential Long term 35
Residential Guest 6
Commercial Guest 6
Bike Parking Total 47



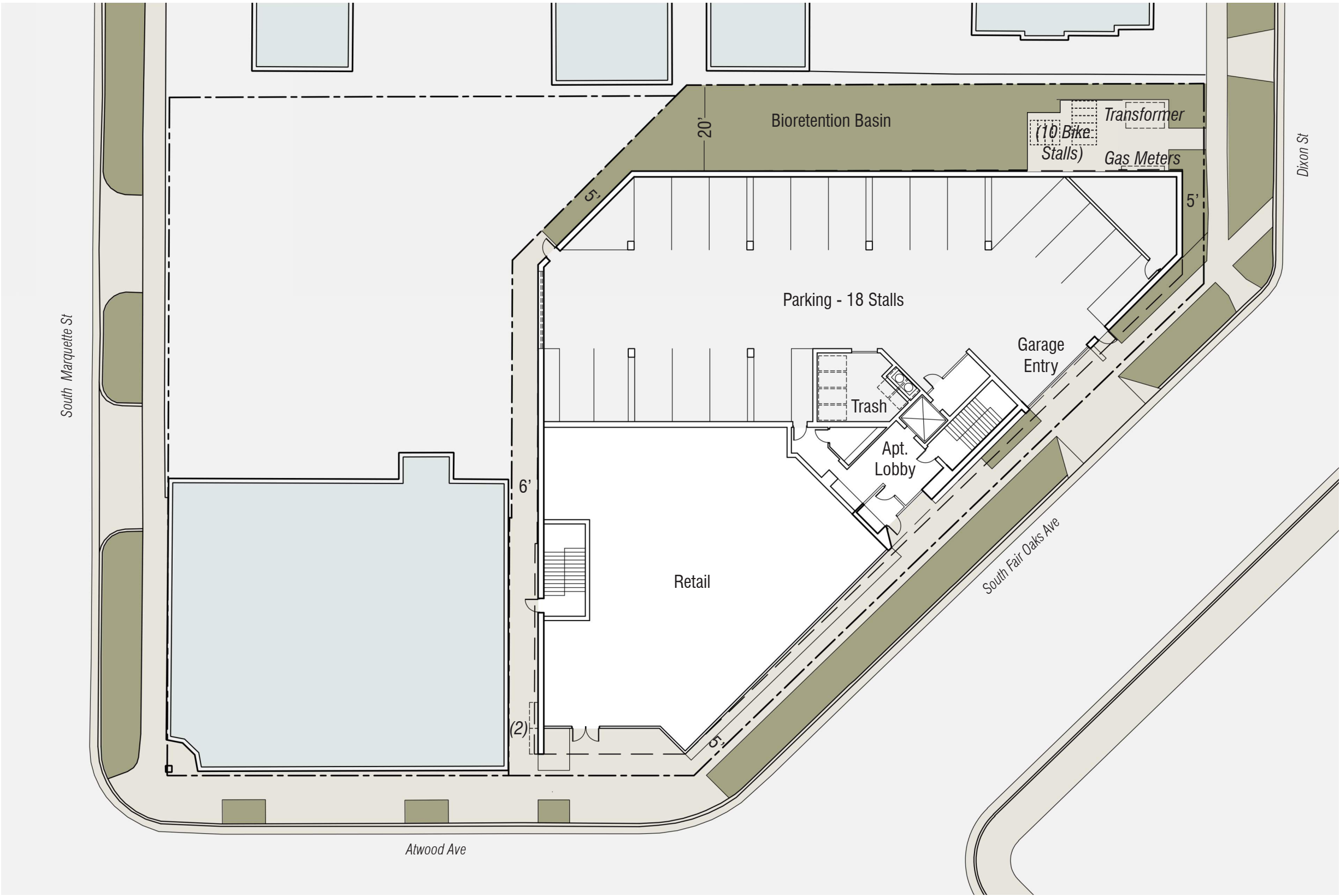


Demolition Plan



Unit Summary	
1 Bedroom	24
2 Bedroom	7
Unit Total	31
Parking	
18 Residential Stalls @ 1:0.58	
Bike Parking	
Residential Long term	35
Residential Guest	6
Retail Guest	6
Bike Parking Total	47

Basement Plan



Unit Summary	
1 Bedroom	24
2 Bedroom	7
Unit Total	31
Parking	
18 Residential Stalls @ 1:0.58	
Bike Parking	
Residential Long term	35
Residential Guest	6
Retail Guest	6
Bike Parking Total	47

First Floor Plan



Unit Summary

1 Bedroom 24

2 Bedroom 7

Unit Total 31

Parking

18 Residential Stalls @ 1:0.58

Bike Parking

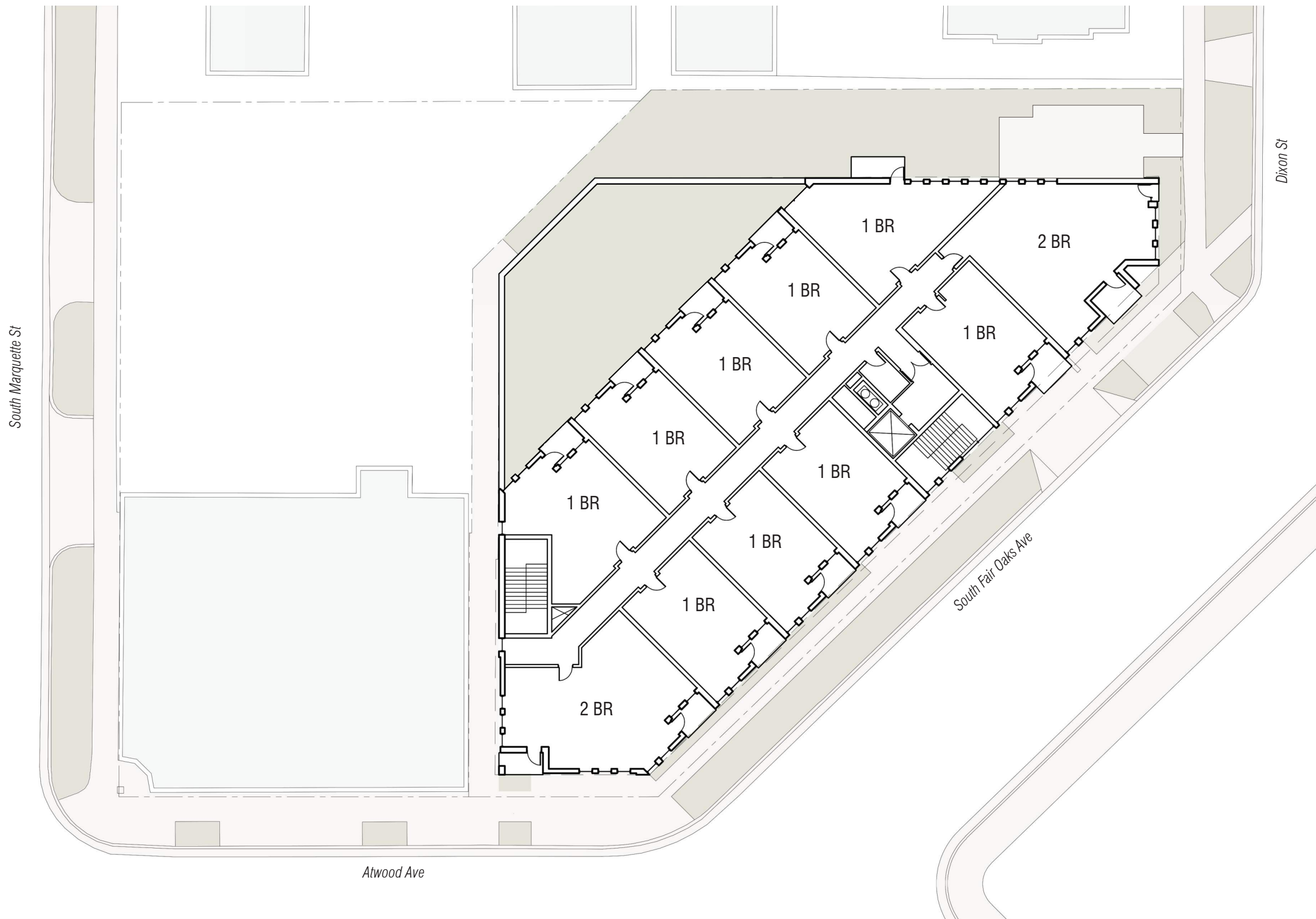
Residential Long term 35

Residential Guest 6

Retail Guest 6

Bike Parking Total 47

Second Floor Plan



Unit Summary	
1 Bedroom	24
2 Bedroom	7
Unit Total	31
Parking	
18 Residential Stalls @ 1:0.58	
Bike Parking	
Residential Long term	35
Residential Guest	6
Retail Guest	6
Bike Parking Total	47

Third Floor Plan



Unit Summary	
1 Bedroom	24
2 Bedroom	7
Unit Total	31
Parking	
18 Residential Stalls @ 1:0.58	
Bike Parking	
Residential Long term	35
Residential Guest	6
Retail Guest	6
Bike Parking Total	47

Fourth Floor Plan





Dixon St Perspective



S. Fair Oaks Perspective





Dixon Perspective

Signage

Cold COFFEE	
Cold Brew Coffee	\$3.50
Orange You Glad	\$3.00
Sweet Maple Cold Brew	\$3.00
Best Macchiato or Latte	\$4.50
Best Espresso Macchiato	\$3.75
Best Americano	\$3.25
NOT COFFEE	
Hot Cocoa	\$2.50 - \$3.00
Hot Cocoa	\$3.00
Hot Cocoa	\$3.00
Hot Cocoa	\$3.00
Hot Cocoa	\$3.00



Residential Entry Perspective



S. Fair Oaks Perspective





S. Fair Oaks Perspective





Northwest Perspective



West Perspective

Summer Solstice

Spring/Fall Equinoxes

Winter Solstice

9:00 AM



12:00 PM



3:00 PM



Project Schedule:

SASY Neighborhood Meeting	September 11, 2025
Preservation and Development Meeting	September 22, 2025
Preservation and Development Meeting	October 27, 2025
Land Use Application	November 03, 2025
Plan Commission Meeting	December 15, 2025
Issued for Permit	April, 2026
Project Completion	May, 2027



Thank you!

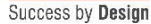


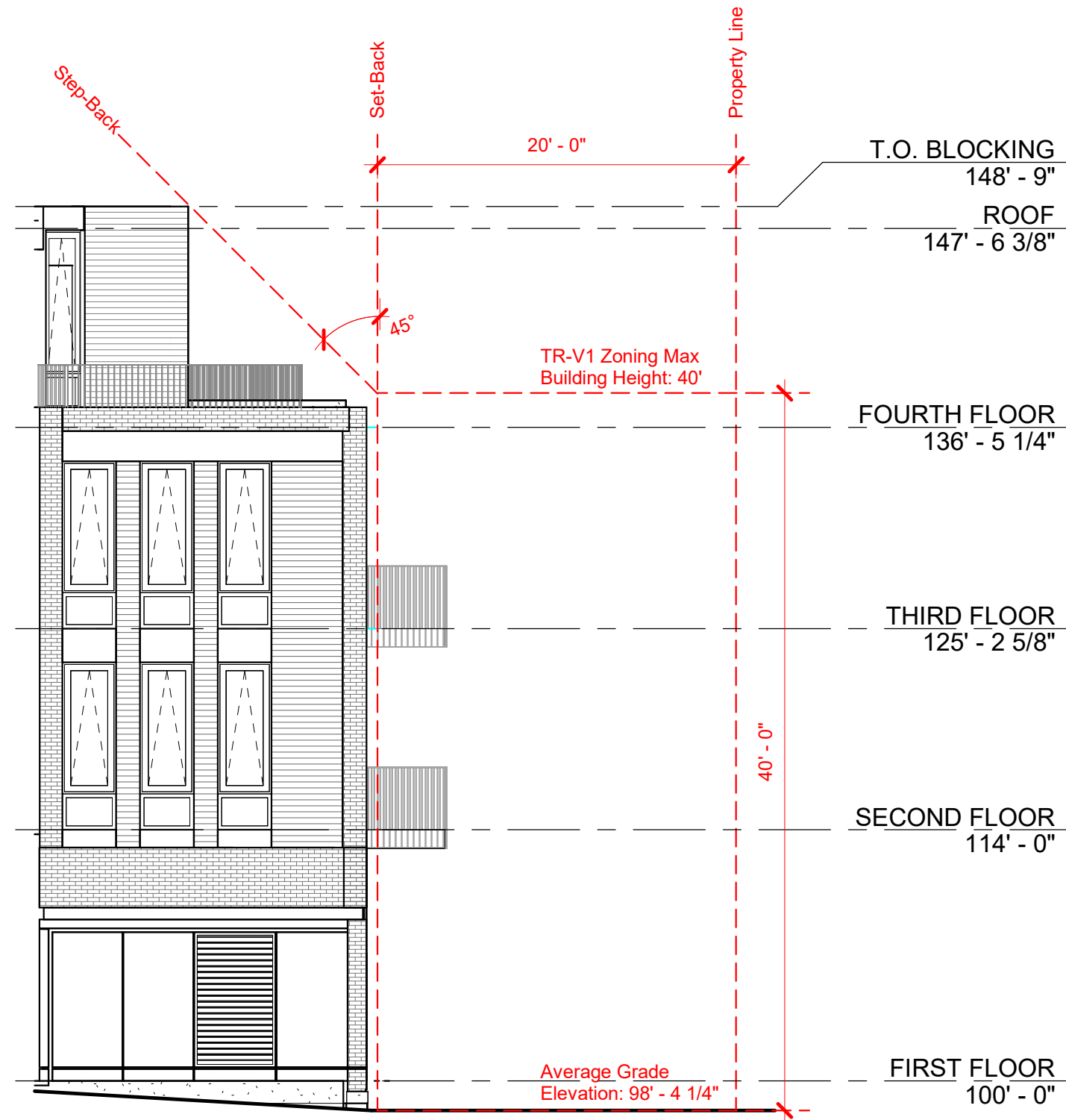
TriNova
Ventures

Potter
Lawson

Success by Design

2024.35.00

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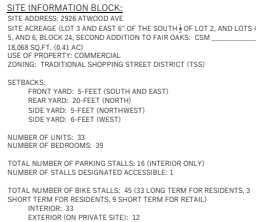


Step-Back Encroachment Diagram



GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSE ENGINEERING ON THE WEEK OF FEBRUARY 26, 2025. WYSE ENGINEERING HAS CONDUCTED VISUAL VERIFICATION OF THE DATA AND HAS NOT IDENTIFIED ANY DATA AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONDUCT VERIFICATION OF ALL UTILITIES, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE PROVIDED FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ASSOCIATED WITH BENCHMARK ELEVATIONS BEING CONFIRMED.
3. CONTRACTOR TO OBTAIN APPLICABLE PERMITS FOR SITE OPENINGS & TO WORK WITHIN THE CITY'S LAND, PUBLIC IMPROVEMENT PROJECTS SHALL BE ISSUED SEPARATELY BY THE CITY OF CHANDLER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
4. WYSE ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY VARIATIONS OF THE OWNERS OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC CULVERTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH PLANS AS PROVIDED BY CITY OF CHANDLER ENGINEERING.



2024.35.00

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Site Plan