



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **Staff Report Z-56-23-7** January 4, 2024

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|---|---|
| Laveen <u>Village Planning Committee</u> Meeting Date: | December 11, 2023 |
| <u>Planning Commission</u> Hearing Date: | January 4, 2023 |
| Request From: | County <u>RU-43</u> (Pending <u>S-1</u>) (One Acre Per Dwelling Unit, Pending Ranch or Farm Residence) (18.96 acres) |
| Request To: | <u>R1-6</u> (Single-Family Residence District) (18.96 acres) |
| Proposal: | Single-family residential |
| Location: | Southwest corner of the 78th Avenue and Alta Vista Road alignments |
| Owner/Applicant: | Laveen Land Holdings, LLC |
| Representative: | Jordan Rose, Rose Law Group, PC |
| Staff Recommendation: | Approval, subject to stipulations |

On December 11, 2023, the Laveen Village Planning Committee (VPC) heard this request and recommended denial as filed, the approval of R1-8 with additional stipulations by a vote of 6-1.

The VPC recommended adding Stipulation No. 2 to ensure that future elevations and landscape plans are presented to the Laveen VPC through the Planning Hearing Officer (PHO) public hearing process. The VPC recommended adding Stipulation Nos. 3 and 4 to limit the density allowed within the development and increase the minimum lot width. Furthermore, Stipulation No. 13 was added to ensure funding for future improvements to Alta Vista Road.

Staff provided a memo to the Planning Commission on January 2, 2024 in response to the VPC recommended stipulations. Staff recommended modifying the language for Stipulation No. 2 to use the City's standard stipulation language for a PHO public hearing and deleting Stipulation No. 5 regarding the number of lots since Stipulation No. 3 was added to limit to 4.5 dwelling units per acre (85 lots). The Street Transportation Department reviewed the additional stipulation related to Alta Vista Road and recommended the deletion of the stipulation as the City cannot legally take money from roadways that are not in the City of Phoenix jurisdiction.

During the Laveen Village Planning Committee meeting on December 11, 2023, the applicant presented an updated site plan with an increased percentage of open space. The applicant submitted this revised site plan on December 20, 2023 and the landscape plan on January 4, 2024 (attached as exhibits).

The revised site plan reduces the number of lots to 95 (originally 98) and increases the open space to 18 percent. In addition, the landscape plan depicts all the proposed open space areas within the proposal. Per the revised site plan, the applicant has requested to increase the minimum open space provided on the site. Therefore, staff is recommending a modification to increase the minimum open space from 12 percent to 18 percent. Also, it should be noted that the applicant's revised plan depicts 95 lots, however the stipulations as recommended below limit the site to 85 lots. The site plan will need to be revised prior to preliminary site plan approval if the stipulations below are ultimately approved.

Staff recommends approval per the modified stipulations in **bold** font below:

1. All building elevations shall contain architectural features that reflect modern farmhouse architecture including, but not limited to, detailing such as pitched roofs, variation in window size, overhang canopies and exterior accent materials such as board and batten siding, shiplap paneling, brick veneer, wooden shutters, and carriage style garage doors, as approved by the Planning and Development Department.
2. THE ~~FUTURE~~ CONCEPTUAL ELEVATIONS AND LANDSCAPE PLANS SHALL ~~GO~~ BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE ~~PHO~~ PUBLIC HEARING PROCESS FOR STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS MAY BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.
3. THE MAXIMUM DENSITY SHALL BE 4.5 DWELLING UNITS PER ACRE.
4. THE MINIMUM LOT WIDTH SHALL BE 50 FEET.
- ~~2. The project shall not exceed 98 lots.~~
- ~~5.~~
- ~~3.~~ A minimum of ~~42%~~ **18%** of the gross site area shall be retained as open space.
- ~~6.~~
- 5.

- ~~4.~~ A minimum 22-foot garage setback for front-loaded garages, measured from
~~7.~~ the back of sidewalk, shall be provided for each home in the development, as
~~6.~~ approved by the Planning and Development Department.
- ~~5.~~ A minimum of 10% of the required shrubs, shall be a milkweed or other native
~~8.~~ nectar species, and shall be planted in groups of three or more, as approved
~~7.~~ by the Planning and Development Department.
- ~~6.~~ A minimum of two green infrastructure (GI) techniques for stormwater
~~9.~~ management shall be implemented per the Greater Phoenix Metro Green
~~8.~~ Infrastructure and Low Impact Development Details for Alternative
Stormwater Management, as approved or modified by the Planning and
Development Department.
- ~~7.~~ Prior to final site plan approval, the property owner shall record documents
~~10.~~ that disclose to purchasers of property or tenants within the development(s)
~~9.~~ the existence and operational characteristics of nearby existing ranchettes
and animal privilege private properties that may cause adverse noise, odors,
dust, and other externalities. The form and content of such documents shall
be reviewed and approved by the City prior to recordation. This disclosure
shall also be provided in the leasing documents in a section titled
“nuisances”.
- ~~8.~~ A minimum 50-foot of right-of-way shall be dedicated for all local public
~~11.~~ streets within the development.
~~10.~~
- ~~9.~~ All street improvements to Alta Vista Road and 78th Avenue are outside of
~~12.~~ Phoenix City Limits and shall be reviewed and approved by Maricopa County.
~~11.~~ Documentation of the county review and approval shall be provided
concurrently with the Preliminary Site Plan submittal.
- ~~13.~~ ~~FUNDING SHALL BE RESERVED FOR FUTURE RIGHT OF WAY
IMPROVEMENTS ALONG ALTA VISTA ROAD.~~
- ~~10.~~ A shared-use-path easement shall be dedicated and constructed on the
~~14.~~ northwest portion of the property, as approved by the Parks and Recreation
~~12.~~ and Planning and Development Departments.
- ~~14.~~ Pedestrian connections from the subdivision to the Salt River and the shared-
~~15.~~ use-path, consisting of an enhanced treatment of decorative pavement and
~~13.~~ landscaping to a gated access point, shall be constructed as approved by the
Planning and Development Department.
- ~~12.~~ All streets within and adjacent to the development shall be constructed with

- ~~46.~~ paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands,
~~14.~~ landscaping and other incidentals as per plans approved by the Planning and
Development Department. All improvements shall comply with all ADA
accessibility standards.
- ~~43.~~ If determined necessary by the Phoenix Archaeology Office, the applicant
~~17.~~ shall conduct Phase I data testing and submit an archaeological survey
~~15.~~ report of the development area for review and approval by the City
Archaeologist prior to clearing and grubbing, landscape salvage, and/or
grading approval.
- ~~44.~~ If Phase I data testing is required, and if, upon review of the results from the
~~48.~~ Phase I data testing, the City Archaeologist, in consultation with a qualified
~~16.~~ archaeologist, determines such data recovery excavations are necessary, the
applicant shall conduct Phase II archaeological data recovery excavations.
- ~~45.~~ In the event archaeological materials are encountered during construction,
~~49.~~ the developer shall immediately cease all ground-disturbing activities within a
~~17.~~ 33-foot radius of the discovery, notify the City Archaeologist, and allow time
for the Archaeology Office to properly assess the materials.
- ~~46.~~ Prior to preliminary site plan approval, the landowner shall execute a
~~20.~~ Proposition 207 waiver of claims form. The waiver shall be recorded with the
~~18.~~ Maricopa County Recorder's Office and delivered to the City to be included in
the rezoning application file for record.

Exhibits

Conceptual Site Plan date stamped December 20, 2023 (4 pages)

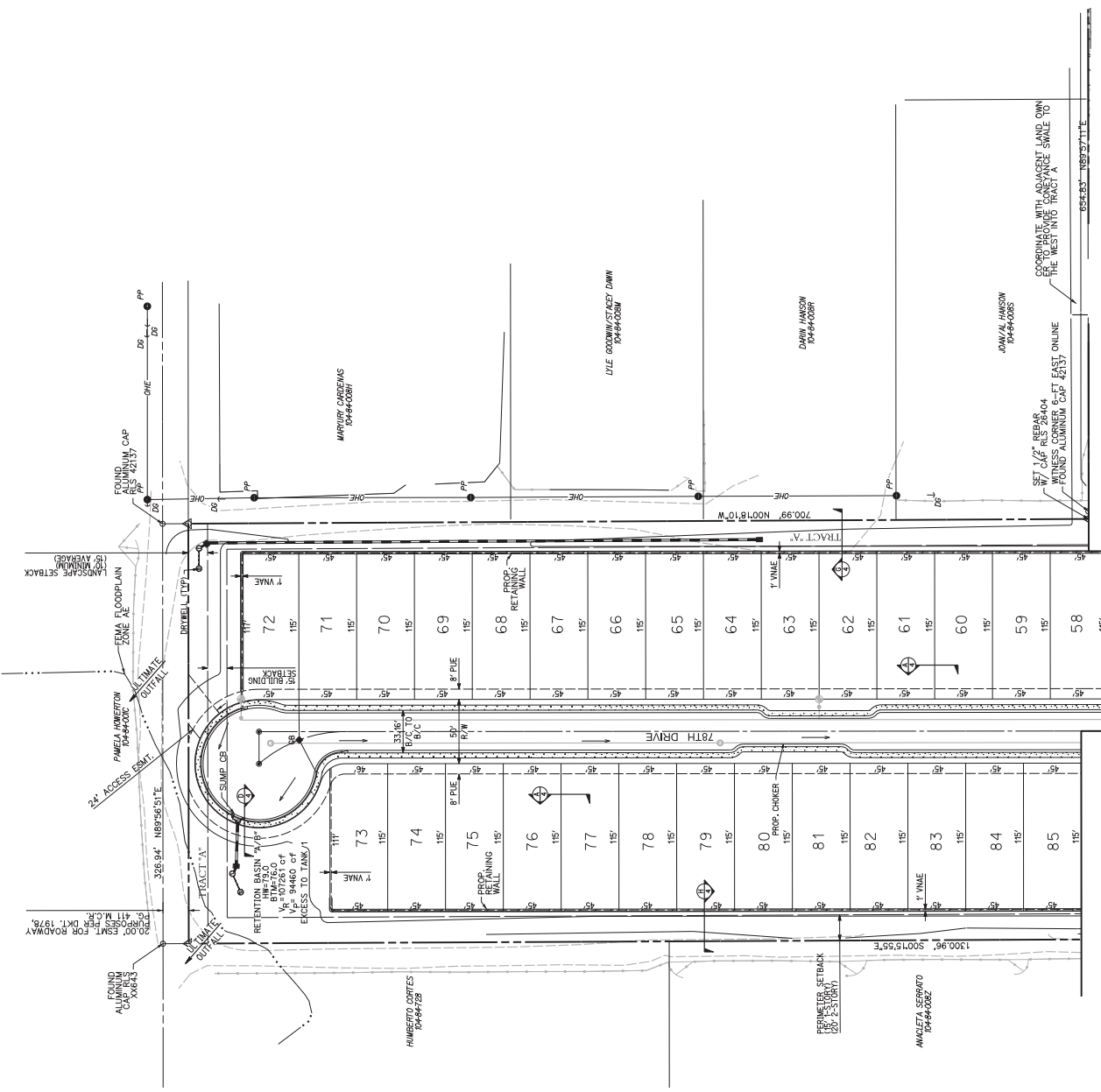
Conceptual Landscape Plan date stamped January 4, 2024 (2 pages)

CITY OF PHOENIX
 DEC 20 2023
 Planning & Development
 Department

KVA #22-545
 PAPP #2200950
 OS# 1-10 & 2-10

SCALE: 1" = 40'
 0' 20' 40' 80'

MATCHLINE - SEE SHEET PGD02



3eengineering civil engineering surveying

PROJECT NO. 5247
 SHEET NO. RSP03
 OF 4

DATE: 12/20/23

PROJECT: KVA #22-545
 PAPP #2200950
 OS# 1-10 & 2-10

DATE: 12/20/23

PROJECT: KVA #22-545
 PAPP #2200950
 OS# 1-10 & 2-10

LAVEEN 20
 LAVEEN, ARIZONA 85339
 RE-ZONE SITE PLAN

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SECTIONS & DETAILS
 LAVEN 20
 LAVEN, ARIZONA 85339

DATE: 12/01/2024
 PROJECT: 5247
 SHEET: RSP04
 OF: 4

CITY OF PHOENIX
 DEC 9 0 2023
 Planning & Development
 Department

APPROVALS

KVA #22-545
 PAPP #Z200950
 OS# 1-10 & 2-10

PROJECT NO. 5247
 SHEET NO. RSP04
 OF 4

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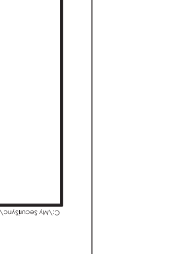
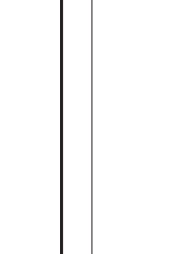
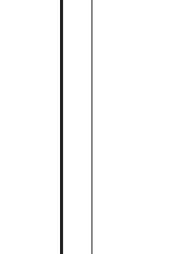
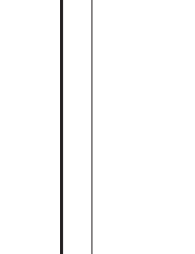
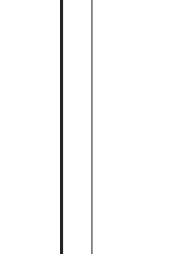
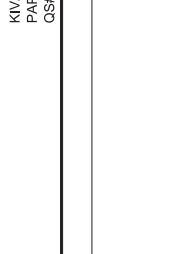
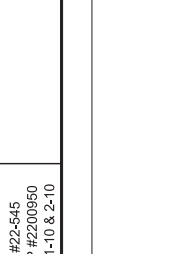
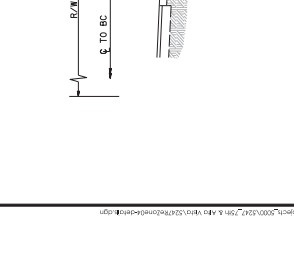
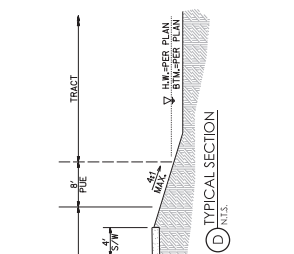
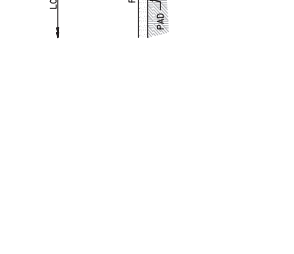
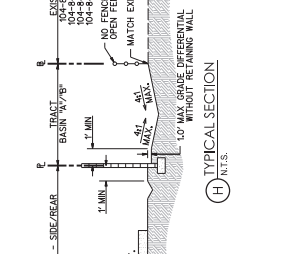
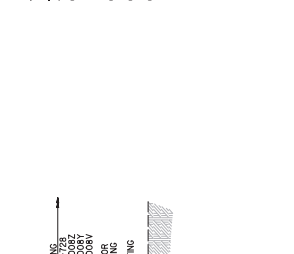
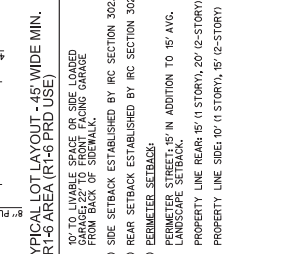
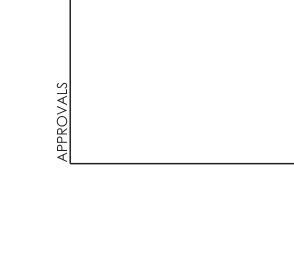
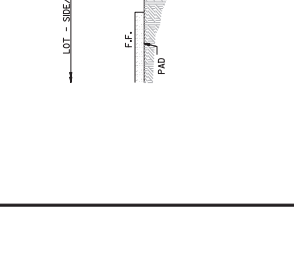
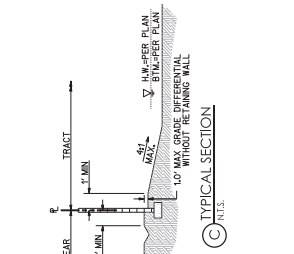
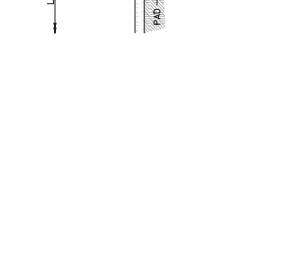
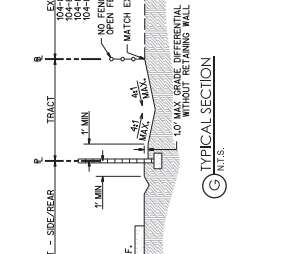
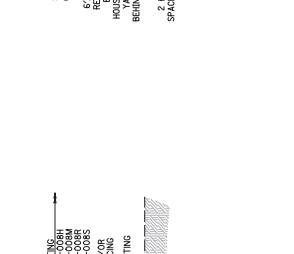
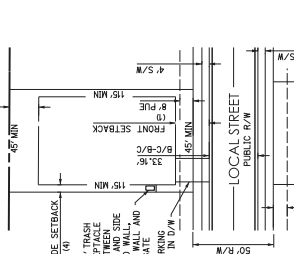
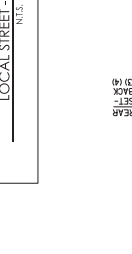
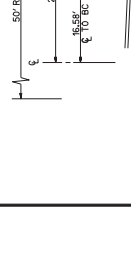
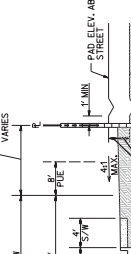
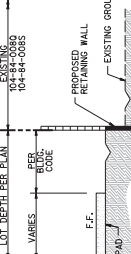
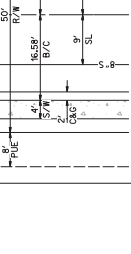
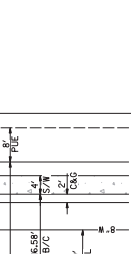
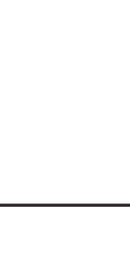
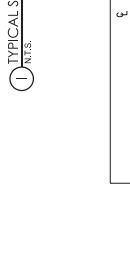
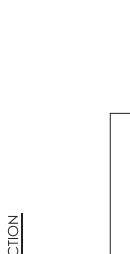
APPROVALS

KVA #22-545
 PAPP #Z200950
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CITY OF PHOENIX
 DEC 9 0 2023
 Planning & Development
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APPROVALS

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- TYPICAL LOT LAYOUT - 45' WIDE MIN. - R1-6 AREA (R1-6 PRD USE)**
- 10' TO LIVABLE SPACE OR SIDE LOADED GARAGE 22' TO FRONT FACING GARAGE FROM BACK OF SIDEWALK.
 - SIDE SETBACK ESTABLISHED BY IRC SECTION 302.
 - REAR SETBACK ESTABLISHED BY IRC SECTION 302.
 - PERMETER SETBACKS
 - PERMETER STREET- 15' IN ADDITION TO 15' AVG. PROPERTY LINE REAR: 15' (1 STORY), 20' (2-STORY)
 - PROPERTY LINE SIDE: 10' (1 STORY), 15' (2-STORY)

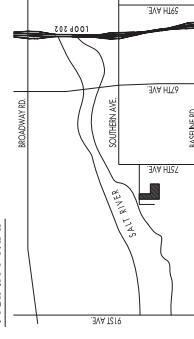
L A V E E N 2 0

LAVEEN, ARIZONA

PRELIMINARY LANDSCAPE PLAN

- CITY OF PHOENIX NOTES:**
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES IS PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY. TREE SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 262-2761.
 - ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
 - ALL RIGHT-OF-WAY AND CITY REQUIRED (PERMETER, RETENTION, AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE SPECIFICATIONS OF THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 262-2761.
 - ALL EXISTING TREES AND SHRUBS IN THE R.O.W. OR WASHES AND DESIGNATED TO REMAIN THAT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE KIND AND SIZE BY THE CONTRACTOR PRIOR TO ANY R.O.W. PLANT RELOCATIONS AT (602) 485-5584.
 - ALL ON-SITE SIDEWALKS SHALL BE A MINIMUM OF 3'-0" WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAX. GROSS SLOPE OF 1:40 FOR ALL DRIVEWAYS. HANDICAPPED COMPLIANT PURSUANT TO THE AMERICAN WITH DISABILITIES ACT STDS.
 - WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
 - ALL TREES AND SHRUBS TO BE REPLACED ARE TO BE IDENTIFIED AND LISTED WITH OTHER SPECIES AS ALLOWED BY THE ADOPTED APPROVED PLANT LIST AND/OR THE SONORAN PRESERVE EDGE TREATMENT GUIDELINES (WHICHEVER IS MORE RESTRICTIVE).
 - ALL UNPAVED AREAS SHALL BE GRADED TO THE FINISHED FINISH GRADE. UNPAVED GRASSY AREAS SHALL BE PLANTED TO ROCK OR OTHER APPROVED STONE MATERIAL. INSTALLED TO ROCK OR OTHER APPROVED STONE MATERIAL. INSTALLED TO EXCEED 4:1.
 - ALL URF IS TO BE MID-IRON HYBRID SOD OR APPROVED EQUAL.
 - NO LANDSCAPE IMPROVEMENTS EXIST ON-SITE THAT REQUIRE PROTECTION OR COORDINATION, EXCEPT FOR THE NATURAL WASH CORRIDORS.

VICINITY MAP



DEVELOPER
LAVEN LAND HOLDINGS, LLC
5707 N. 57th Place
Phoenix, AZ 85018
Contact: Andrew Elwert
Email: andrew@laven.com

CIVIL ENGINEER
3 ENGINEERING
1428 N. 2nd Street
Phoenix, AZ 85004
Phone: (602) 338-2711
Contact: Andrew Elwert
Email: andrew@laven.com

LANDSCAPE ARCHITECT
COLLECTIVIA, LLC
1428 N. 2nd Street
Phoenix, AZ 85004
Phone: (602) 338-2711
Contact: Jim Smith, R.L.A.
Email: jim@collectivialla.com

PRELIMINARY
NOT FOR
CONSTRUCTION

KVA-0000000
SSA-0000000
PAP-0000000

EX02018 10.26.20

CITY OF PHOENIX
JAN 04 2024
Planning & Development Department

NAME PRINTED: JIM SMITH
DATE: 11/20/2023

SIGNATURE OF COPYRIGHT OWNER
DATE: 11/20/2023



WALL LEGEND

- 6" BRICK WALL
- METAL BENTONITE
- ACRYL GUM (RIP 1:47)
- ACRYL GUM (RIP 1:47)
- BASEBALL FENCE
- BASEBALL FENCE
- BASEBALL FENCE

LANDSCAPE NOTES

- EXISTING BLOCK WALLS AND LANDSCAPE ON NEIGHBORING PROPERTIES SHALL REMAIN AND NOT TO BE DISTURBED.
- AGENTY AREA TO CONTAIN SHADE RAMADA, BBQ SEATING, PLAY STRUCTURE, BENCHES, OPENSOURCE TURF FIELD AND ENHANCED VEGETATION.
- ALL LANDSCAPE AREAS TO RECEIVE DECOMPOSED GRANITE ROCK MULCH FOR DUST PROOFING.
- OPEN LAWN AREA TO RECEIVE PICNIC TABLE, TRASH/RECYCLE AND ENHANCED LANDSCAPE.
- LAWN AREA FOR VOLLEBALL.
- TRAIL CONNECTION.
- IRI/BLOBBY CLUSTER.
- LANDSCAPE DRAINAGE WITH PERIMETER TREES.

NATIVE PLANT SURVEY

THE NATIVE PLANT SURVEY AND SALVAGE PROGRAM WILL BE DEVELOPED WORK WILL BE DONE IN ACCORDANCE WITH CITY SUBMITTAL WORK WILL BE DONE IN ACCORDANCE WITH CITY OF PHOENIX GUIDELINES. SALVAGE PLANTS INCLUDES NATIVE TREES: SAGUARO, OCOTILLO, AND SMALL CACTUS. NATIVE TREES SHALL BE SALVAGED AND HELD WITHIN AN ON-SITE NURSERY AND REPLANTED WITH CORRESPONDING PHASES.

IRRIGATION PLAN

COMMON AREA LANDSCAPE IMPROVEMENTS SHALL BE WATERED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM DESIGNED FOR MAXIMUM EFFICIENCY. TREE AND SHRUB AREAS WILL HAVE INDEPENDENT VALVES. THE COST OF IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

MAINTENANCE

ALL LANDSCAPE SHALL BE MAINTAINED BY PROPERTY OWNER.

CONSENT FOR REPRODUCTION

I CONSENT TO THE REPRODUCTION OF THIS MASTER PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MAKE-UP CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE CHANGES MADE TO THE PLAN.

JIM SMITH
DATE: 11/20/2023

SIGNATURE OF COPYRIGHT OWNER
DATE: 11/20/2023

MASTER PLANT LEGEND

| Symbol | Common Name | Tree Specs | Remarks |
|--------|-------------------|-------------------|---------------------------------------|
| | EVERGREEN ERM | 2" C 11H-15W | SINGLE TRUNK, MATCHED, UPRIGHT GROWTH |
| | ASI TREE | PH-4.5W | SINGLE TRUNK, MATCHED, UPRIGHT GROWTH |
| | CHINESE RETRACE | 2" C 9H-14W | SINGLE TRUNK, MATCHED, UPRIGHT GROWTH |
| | LILAC OAK | PH-4.5W 18 HT. | SINGLE TRUNK, MATCHED, UPRIGHT GROWTH |
| | AMERICAN FAN PALM | | STRAIGHT, MATCHED HEIGHTS |
| | ASI TREE | | SINGLE TRUNK, MATCHED, UPRIGHT GROWTH |
| | ASI TREE | | SINGLE TRUNK, MATCHED, UPRIGHT GROWTH |

MAINTENANCE NOTES:
MAINTENANCE OF ALL WATER USE AND LOW MAINTENANCE PLANT MATERIAL WITH BERRIES. MAINTENANCE OF ALL WATER USE AND LOW MAINTENANCE PLANT MATERIAL WITH BERRIES. MAINTENANCE OF ALL WATER USE AND LOW MAINTENANCE PLANT MATERIAL WITH BERRIES.

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CITY OF PHOENIX
JAN 04 2024
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NAME PRINTED: JIM SMITH
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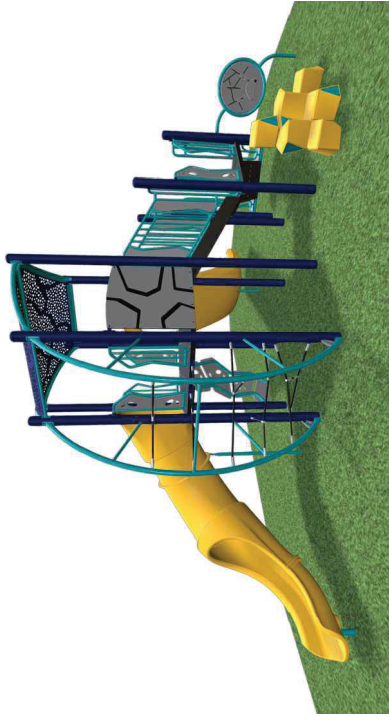
LANDSCAPE NOTES

- 1 EXISTING BLOCK WALLS AND LANDSCAPE ON NEIGHBORING PROPERTIES SHALL REMAIN AND NOT TO BE DISTURBED.
- 2 AMENITY AREA TO CONTAIN SHADE RAMADA, BKG. SEATING, PLAY STRUCTURE, BENCHES, OPENSOURCE TURF FIELD AND ENHANCED VEGETATION.
- 3 ALL LANDSCAPE AREAS TO RECEIVE DECOMPOSED GRANITE ROCK MULCH FOR DUST PROOFING.
- 4 OPEN LAWN AREA TO RECEIVE PICNIC TABLE, TRASH/RECYCLE AND ENHANCED LANDSCAPE.
- 5 LAWN AREA FOR VOLLEYBALL.
- 6 TRAIL CONNECTION.
- 7 MAILBOX CLUSTER.
- 8 LANDSCAPE ORNANCE WITH PERIMETER TREES.



MATCHLINE - SEE PREVIOUS SHEET

L A V E E N 2 0
LAVEEN, ARIZONA
PRELIMINARY LANDSCAPE PLAN



PLAY STRUCTURE:
 BURKE NUCLEUS NU-3200
 (AGES 5-12)

PROPOSED AMENITY AREA



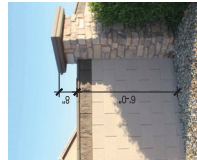
SWING:
 BURKE SINGLE POST SWING
 (AGES 2-12)



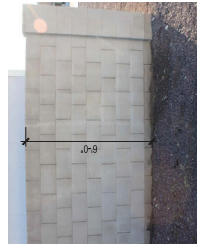
ACCENT COLUMN + FENCE AT PARK



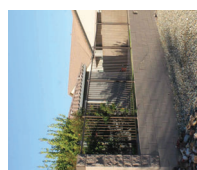
ACCENT COLUMN



THEME WALL + ACCENT COLUMN



FENCE BLOCK WALL



VIEW FENCE



MAILBOX (7 TOTAL)



RAMADA WITH ACCENT COLUMNS AT PARK

PRELIMINARY
 NOT FOR
 CONSTRUCTION

KVA-000000
 SC-000000
 PAPP-000000

CITY OF PHOENIX
 JAN 04 2024
 Planning & Development
 Department

PROPOSED THEMATICS

NOVEMBER 2023 COLLECTIV JOB # 45.315 S H E E T

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 of 2

collectiV
 LANDSCAPE ARCHITECTS

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LANDSCAPE ARCHITECTS