

AUG 18 2011



MEMORANDUM **Transportation & Development - CC Memo No. 11-076b**

DATE: AUGUST 15, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *JMM for KM*

FROM: ERIK SWANSON, CITY PLANNER *JMM for ES*

SUBJECT: DVR11-0010/PPT11-0002 AUTUMN PARK
 Introduction and Tentative Adoption of Ordinance No. 4318

Condition No. 8 is being added to this request and requires the homebuilder to disclose the existence of the railroad adjacent to the proposed single-family residential development. The disclosure advises that the railroad use should be expected to continue indefinitely and may have adverse impacts.

Condition No. 8 reads as follows:

- 8. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing railroad tracks and railroad right-of-way that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing railroad track and railroad right-of-way, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

ORDINANCE NO. 4318

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT TO PLANNED AREA DEVELOPMENT AMENDED IN CASE DVR11-0010 (AUTUMN PARK) ELIMINATING ZONING CONDITION NO. 11 OF ORDINANCE NO. 3995 REQUIRING CUSTOM HOMES APPROVED IN CASE DVR07-0032 (GALILEO PIAZZA) 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 to delete Condition No. 11 of Ordinance No. 3995 requiring custom homes in case DVR07-0032 Galileo Piazza.

Said parcel is hereby rezoned from PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Attachment No. 7, Development Booklet, entitled "AUTUMN PARK", kept on file in the City of Chandler Transportation & Development Services Department, Planning Division, in File No. DVR11-0010 AUTUMN PARK, and serves to complement and supplement the Council approved development booklet kept on file in case DVR07-0032 GALILEO PIAZZA, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3995 in case DVR07-0032 GALILEO PIAZZA, except as modified by condition herein.
3. 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.
8. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing railroad tracks and railroad right-of-way that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing railroad track and railroad right-of-way, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this ____ day of _____, 2011.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2011.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4318 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2011, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

PUBLISHED:

along the western boundary. North, across Riggs Road is the Bear Creek Municipal Golf Course. The Consolidated Canal abuts the eastern and southern property lines. East of the Consolidated Canal is the Lagos Vistoso single-family residential neighborhood, the Santan Vista single-family residential neighborhood located in the County, and an automotive repair shop located at the northeast portion of the site, also within the jurisdiction of the County. South of the subject site, and beyond the Consolidated Canal is the Santan Vista single-family residential neighborhood. West of the subject site is the Southern Pacific Railroad. Beyond the railroad tracks is PAD zoned property for industrial uses, Planned Industrial (I-1), and Industrial zoned property in the County. Located at the northwest corner of the site is a Salt River Project substation.

Based on the General Plan the subject site is located within the Southeast Chandler Area Plan (SECAP), and designated as supporting Traditional Suburban Character type neighborhoods. The SECAP allows for residential density to be 2.5 dwelling units per acre, and provides provision for up to 3.5 dwelling units per acre, based upon amenities provided to the subdivision. The subdivision provides a density of 2.87 dwelling units per acre based on the net acreage of the subdivision. The subdivision provides the required number of amenities to achieve the proposed density; some of the design amenities will be provided during the housing product review.

The subject site received PAD zoning in late 2007 for a 38-lot custom home subdivision. Due to a change in the market, the owner of the property is requesting the condition no. 11 for custom home lots be removed and a new subdivision layout design be approved. All other conditions of the initial approval will remain.

Due to the location, the subject site provides one of the final portions for The Paseo Master Plan. The Paseo Master Plan was adopted by City Council in 1998, and serves as a guiding document for development along the Consolidated Canal. The intent of the The Paseo Master Plan was to provide residents of Chandler a usable trail system linking community parks and nearby neighborhoods from southern Chandler. As part of the Paseo, there is to be a 15-foot clearance zone on each side of the canal. In addition to the 15-foot clearance zone, builders generally provide a minimum ten-foot easement for the canal. The developer is providing a range from 15-20 feet for a majority of the east side, with a small tapering section of ten feet along a portion of lot 53.

LAYOUT

Due to a reduced amount of street frontage, and the site restrictions caused by the canal and railroad tracks, a single point of access is provided along Riggs Road. Similar to the previous layout and subsequent approval, the developer is requiring all homes have fire sprinklers. The recent signing of SB2153 by the Governor prohibits any city from requiring residential fire sprinklers by ordinance or code. By doing this, it has taken away one of the Planning and Fire departments design tools. One of the design tools that were consistently used was a design technique which allowed for a single point of access in exchange for requiring all homes to have fire sprinklers. This technique served best those sites that were unique or restricted in design and area. The subject site is one of the sites that were designed with a single point of access. Although the bill restricts the adoption of ordinances restricting residential fire sprinklers a

retroactive clause was included in the bill extending the restriction back to December 31, 2009; however, ordinances adopted prior to December 31, 2009 were not affected with the restriction. The subject site received final adoption of the ordinance on December 13, 2007. The subdivision will provide fire sprinklers in each home. The entry into the subdivision provides a tree-lined boulevard entry that terminates at one of the subdivision amenity areas, and is highlighted through the use of pavement treatments and ash trees.

The subdivision is designed as a series of cul-de-sacs. Along the west boundary, adjacent to the railroad tracks, a majority of the landscaping and retention is provided. Two amenity areas are provided; one central to the subdivision, the second on the southern portion. Additionally, two pedestrian paths provide access to the canal. The centralized park area design provides an “eyes-on-the-street” presence as a majority of the homes surrounding the recreation area face the recreation area.

The subdivision design meets a number of the Residential Development Standard requirements as provided in Appendices ‘A’ and ‘B’ of the attached development booklet, and includes: sense of neighborhood arrival, curvilinear street system, irregular shaped retention basins, staggering in the perimeter walls, and provides cul-de-sac features (either views to or direct links to amenity areas). Additionally, once submittal for housing products is reviewed the developer has insured (incorporating the requirements in the development booklet) that the product will meet design requirements. The housing product will be submitted and reviewed under a separate Preliminary Development Plan.

DISCUSSION

The request is two-fold. The first portion of the request is to remove condition no. 11 of Ordinance No. 3995 that stated:

11. The development’s housing product will be custom homes built by individual builders.

Based on the current market, the developer has had a difficult time with the requirements of the subdivision and seeks to have the condition removed. Staff supports the removal of the condition finding that the current layout presents a quality design in what could be deemed a difficult site. The design team strongly highlights many of the features of the community by accentuating and highlighting the entry and main amenity areas, provides a useable network of open space, and provides an attractive addition to the area.

The second portion of the request is for PDP approval for subdivision layout. Although the development team has done a good job with overall layout and design as mentioned above, Staff had concerns with the locations of lots 61 and 62, and the close proximity to the railroad tracks. To address these concerns, the developer contracted a sound engineer to review the impact that railroad operations may have on the surrounding properties; the engineer found the current design to be satisfactory in mitigating noise. However, Staff still had concerns with the design and to address these concerns the perimeter wall adjacent to the railroad tracks will be six feet tall on an additional two foot berm. Additionally, both lots will have perimeter fencing (as will all lots) and a substantial amount of trees adjacent to the west boundaries to further mitigate any

noise. Staff also recommends that the west property boundaries of both lots provide a ten foot side setback to allow for an additional buffer if need be; a condition has been added.

During the previous review for subdivision layout, a concern was raised regarding the design of the perimeter wall, and its lack of detail. A condition was added requiring that the applicant continue to work with Staff for an enhanced design. The wall as currently shown is a typical perimeter wall design. The applicant is aware that the original condition is still in place and will work with Staff for future design.

Additionally, as part of the previous zoning case, some questions regarding site remediation due to the prior user of the site were raised. During the review of the prior subdivision, details were provided by the development team that there was a small, localized area that was contaminated. The contaminated area underwent extensive remediation, and both a Phase I and Phase II Environmental Assessment Report were completed. As a follow-up to the Phase II remediation efforts a second Phase I report was generated in 2007 signifying the remediation of the site, and that no additional remediation efforts were necessary. As an additional measure, the development team designated the affected area as a no-build zone, and is being developed as an open space area.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Monday, May 9, 2011. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 6 Opposed: 0 Absent: 1 (Cunningham)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and SECAP, recommend approval of DVR11-0010, subject to the following conditions:

1. Development shall be in substantial conformance with Attachment No. 7, Development Booklet, entitled "AUTUMN PARK", kept on file in the City of Chandler Transportation & Development Services Department, Planning Division, in File No. DVR11-0010 AUTUMN PARK, and serves to complement and supplement the Council approved development booklet kept on file in case DVR07-0032 GALILEO PIAZZA, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3995 in case DVR07-0032 GALILEO PIAZZA, except as modified by condition herein.

3. 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.
4. A ten-foot side setback shall be provided on the west property boundary of lots 61 and 62.
5. All homes built on corner lots shall be single-story.
6. For lots adjacent to an arterial street, two-story homes are limited to every third lot, with no more than two, two story homes built side-by-side.
7. Condition No. 11 of Ordinance No. 3995 requiring custom homes, shall be deleted.

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition.

1. Approval by the City Engineer and Director of Planning and Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

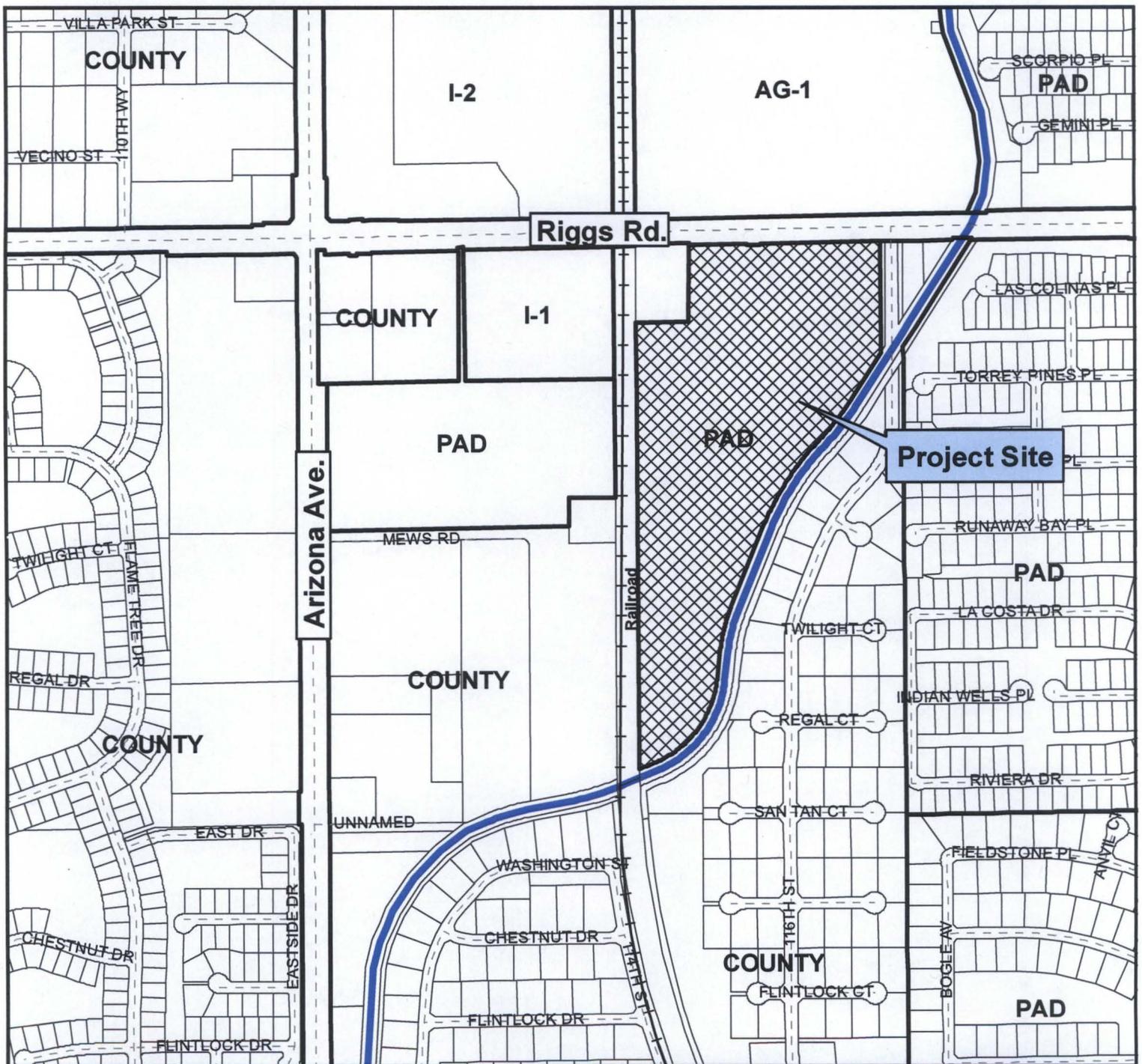
Move to introduce and tentatively adopt Ordinance No. 4318 approving DVR11-0010 AUTUMN PARK, Rezoning from PAD to PAD amended, along with Preliminary Development Plan approval for a single-family residential subdivision; subject to the conditions recommended by Planning Commission and Staff.

PROPOSED MOTION

Move to approve PPT11-0002 AUTUMN PARK, Preliminary Plat for a single-family residential subdivision; subject to the condition recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Ordinance No. 3995
5. Applicant Narrative
6. Preliminary Plat
7. Ordinance No. 4318
8. Development Booklet



Vicinity Map



DVR11-0010

Autumn Park

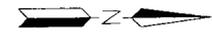


Vicinity Map



DVR11-0010

Autumn Park

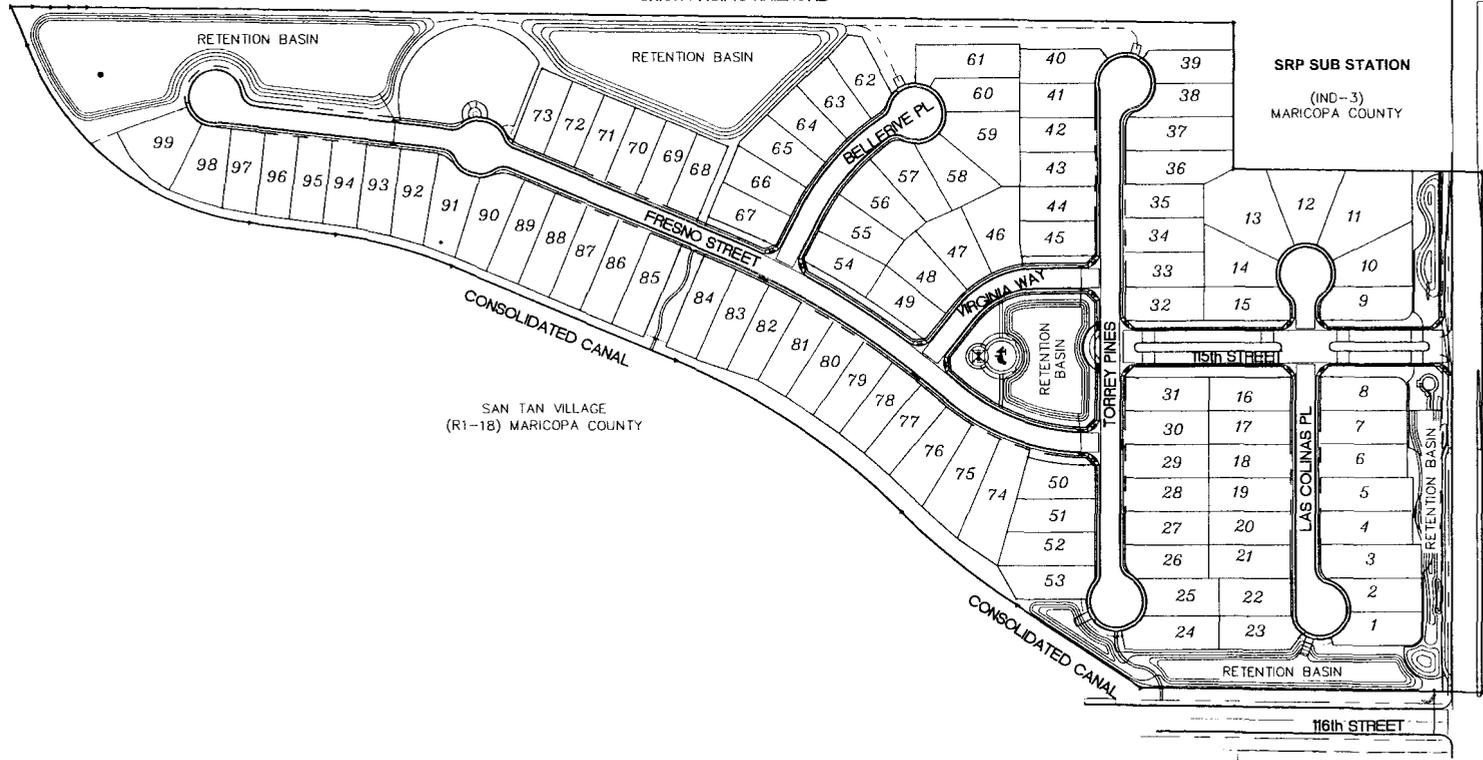


(IND-2) MARICOPA COUNTY

(PAD) CITY OF CHANDLER

(I-1) CITY OF CHANDLER

RAILROAD (IND-2) MARICOPA COUNTY
UNION PACIFIC RAILROAD



SRP SUB STATION
(IND-3)
MARICOPA COUNTY

SAN TAN VILLAGE
(R1-18) MARICOPA COUNTY

LAGOS VISTOSO
(PAD) CITY OF CHANDLER

GOLF COURSE ENTRANCE
BEAR CREEK GOLF COURSE
(AG-1) CITY OF CHANDLER

AUTUMN PARK
RIGGS ROAD
CHANDLER, ARIZONA
EXIST LAND USE / ZONING EXHIBIT

3010 SOUTH PRIEST DR. STE 102
TEMPE, ARIZONA 85282
PH (480) 629-8830
CIVIL ENGINEERING, WATER RESOURCES, PLANNING
CONSTRUCTION MANAGEMENT SURVEY

VANTAGE
RESOURCES, LLC

PROJ #: 2046
DATE: JUNE 2011
SCALE: 1"=200'
DRAWN: SKF
SHT. 1 OF 1

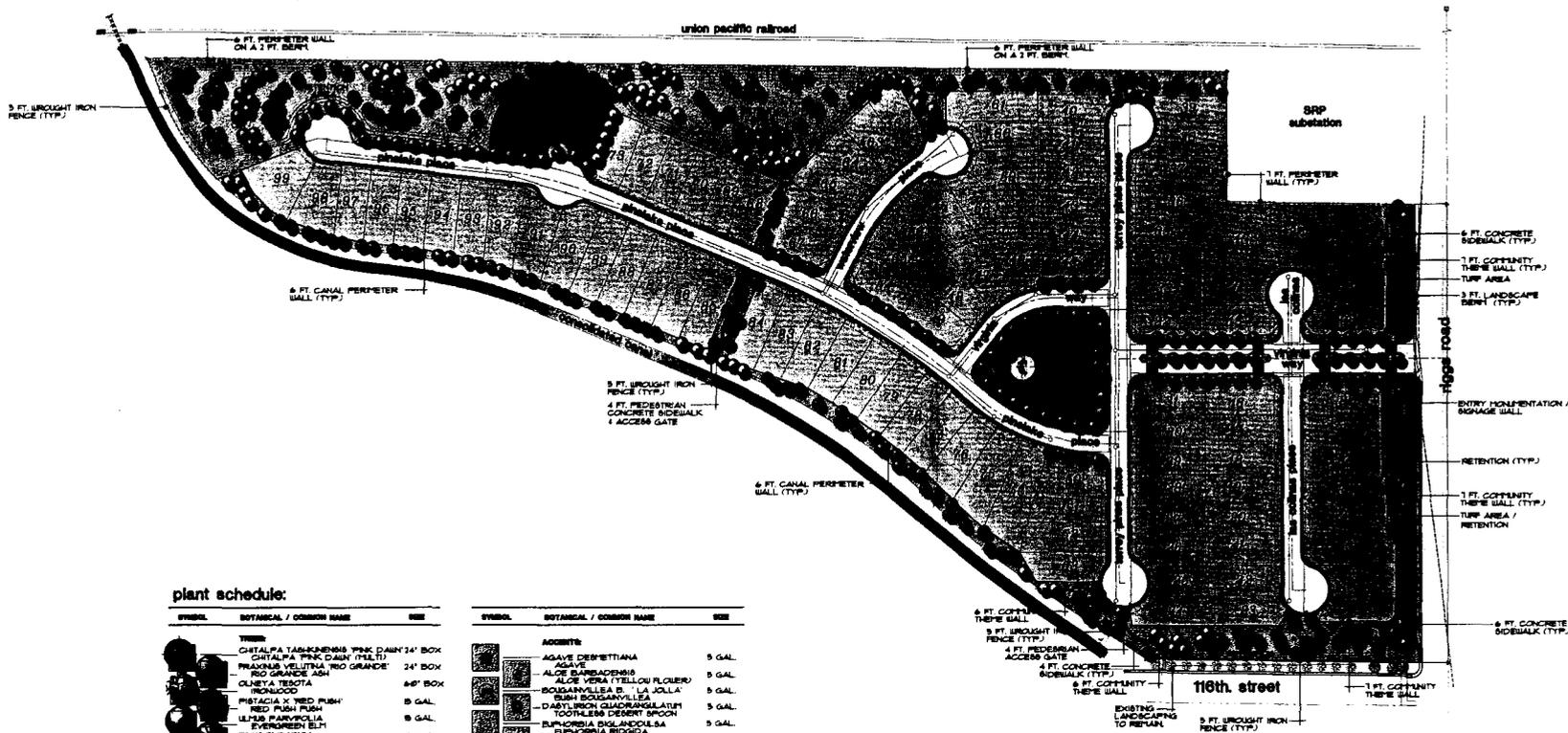
K:\2046\Exhibits\2046 PP_UZ-Zone.dwg 08-03-2011 7:45pm

SITE PLAN



Autumn Park

Owner: SABIC Innovative Plastics US, LLC
 One Plastics Avenue, Pittsfield, MA 01201, Ph: 413. 448 7706
 Project Manager: Ward Real Estate & Development Company
 565 W. Chandler Boulevard, Suite 210, Chandler, Arizona 85225 Ph: 480. 899 4330



plant schedule:

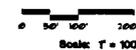
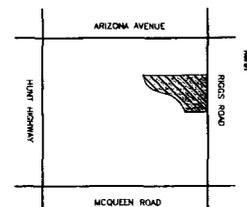
SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
[Symbol]	CHITALPA TABAKENENSIS PINK DAINY 24" BOX	
[Symbol]	CHITALPA PINK DAINY (PLT)	
[Symbol]	FRAXINUS VELUTINA W/O GRANDE	24" BOX
[Symbol]	Q. GRANDIS ASH	
[Symbol]	QUERCUS TESTATA	48" BOX
[Symbol]	IRONWOOD	
[Symbol]	FRAXINUS V. RED PUM	8 GAL.
[Symbol]	RED PUM PUM	8 GAL.
[Symbol]	ULMUS PARVIFLORA	8 GAL.
[Symbol]	EVONURUS ELI	
[Symbol]	PINKS BLDARICA	8 GAL.
[Symbol]	NOVEL PINE	
SHRUBS		
[Symbol]	CAESALPINA PULCHERRIMA	5 GAL.
[Symbol]	RED BIRD OF PARADISE	5 GAL.
[Symbol]	CAESALPINA PULCHERRIMA	5 GAL.
[Symbol]	SILVER CASABA	5 GAL.
[Symbol]	ERIBOTRICHIA SP. 'VALENTINE' (18)	5 GAL.
[Symbol]	VALENTINE	
[Symbol]	LEUCOPHYLLUM L. 'RO DRAYO'	5 GAL.
[Symbol]	'RO DRAYO' SAGE (18)	5 GAL.
[Symbol]	HERBY OLEANDER	PETITE PINK
[Symbol]	PETITE PINK OLEANDER	5 GAL.
[Symbol]	CALLISTEMON V. 'LITTLE JOAN'	5 GAL.
[Symbol]	LITTLE JOAN BOTTLEBRUSH	5 GAL.
[Symbol]	BUENA VENTURA	5 GAL.
[Symbol]	ALYDINE HESPELLI	5 GAL.
[Symbol]	HEBESUS ROSA SINENSIS	5 GAL.
[Symbol]	HEBESUS	5 GAL.
[Symbol]	GAURA LINCOLN PERI 'SISKOU PINK'	5 GAL.
[Symbol]	PINK GAURA	5 GAL.
[Symbol]	ZAUCANEREA CALIFORNICA	5 GAL.
[Symbol]	HEPTACERIS TRUMPET BUSH	
MATERIALS		
[Symbol]	CONCRETE HEADER	4" X 6"
[Symbol]	EXTENDED GRANITE CURB	1/2" FINISH
[Symbol]	DECOATED GRANITE	'MADISON GOLD'
[Symbol]	'MADISON GOLD'	4'-6" DIA.
[Symbol]	CRANED IRON	
[Symbol]	'MADISON GOLD'	

SYMBOL	BOTANICAL / COMMON NAME	SIZE
ACCENTS		
[Symbol]	AGAVE DESMETIANA	5 GAL.
[Symbol]	AGAVE	5 GAL.
[Symbol]	ALOE BAMBARDENSIS	5 GAL.
[Symbol]	ALOE VERA (TELLOU FLOUER)	5 GAL.
[Symbol]	BOLIVIANVILLEA B. 'LA JOLLA'	5 GAL.
[Symbol]	BUSH BOGANVILLEA	5 GAL.
[Symbol]	'DART' IRON QUADRANGULATUM	5 GAL.
[Symbol]	TOOTHLEAF DEMENT SPOON	5 GAL.
[Symbol]	EUPHORBIA DIGLANDOLESA	5 GAL.
[Symbol]	EUPHORBIA REDGISA	5 GAL.
[Symbol]	HEMEROCALLIS PARVIFLORA	5 GAL.
[Symbol]	RED YUCCA	5 GAL.
[Symbol]	MULLENBERGIA C. 'REGAL PRIST'	1 GAL.
[Symbol]	'REGAL PRIST' DEER GRASS (18)	1 GAL.
[Symbol]	MULLENBERGIA L. 'AUFIM GLOV'	1 GAL.
[Symbol]	AUFIM GLOV DEER GRASS (18)	1 GAL.
[Symbol]	PERILANTHUS MACROCARPUS	5 GAL.
[Symbol]	LADY'S SLIPPER	1 GAL.
[Symbol]	PERILANTHUS BETACEUS CLUMPEUS	1 GAL.
[Symbol]	PURPLE FOUNTAIN GRASS	5 GAL.
[Symbol]	CHAMPENSIS MENTIS (MULTI-TRENCO)	5 GAL.
[Symbol]	FEUTERMANIAN FAN PALM	
GRASS COVER		
[Symbol]	ACACIA RESOLENS DEMENT CARPET	1 GAL.
[Symbol]	TRAILING ACACIA (18)	1 GAL.
[Symbol]	CAREX TUMULICOLA	1 GAL.
[Symbol]	BECKLEY BESSIE GRASS	HYDRO-SEED
[Symbol]	CYRILLON C. 'TRIANGLE BERRUDA'	HYDRO-SEED
[Symbol]	TRIANGLE BERRUDA GRASS	1 GAL.
[Symbol]	HYPERICHTA ACALIS	1 GAL.
[Symbol]	ANGELITA DART	1 GAL.
[Symbol]	LANTANA SSP. 'DALLAS RED'	1 GAL.
[Symbol]	DALLAS RED LANTANA	1 GAL.
[Symbol]	LANTANA SSP. 'NEW GOLD'	1 GAL.
[Symbol]	'NEW GOLD' LANTANA	1 GAL.
[Symbol]	METOCARBA PALLIDA	1 GAL.
[Symbol]	PURPLE HEART	1 GAL.
[Symbol]	ZEPHYRANTHES CANDIDA	1 GAL.
[Symbol]	WHITE RANGLY	1 GAL.

site data :

GROSS SITE AREA:	34.69 ACRES
NET SITE AREA:	34.31 ACRES

vicinity map :



Design Studio
 Planning
 Landscape Architecture
 565 W. Chandler Blvd
 Chandler, AZ 85225
 480.799.5656
 www.designstudio.com

Date: July 25, 2011

community
 landscape
 master plan

LANDSCAPE PLAN

ORDINANCE NO. 3995

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) TO PLANNED AREA DEVELOPMENT (PAD) (DVR07-0032 GALILEO PIAZZA) 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 AG-1 to PAD, subject to the following conditions:

1. 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.
2. Development shall be in substantial conformance with Exhibit F, Development Booklet, entitled "GALILEO", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0032, except as modified by condition herein.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.

5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
8. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
10. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
11. The development's housing product will be custom homes built by individual builders.
12. Preliminary Development Plan approval as granted herein shall apply to the subdivision layout only.
13. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the

property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Galileo Piazza development shall use treated effluent to maintain open space, common areas, and landscape tracts.

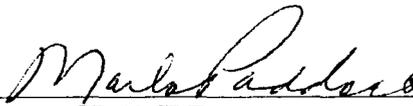
14. A minimum of two trees at a minimum of 2-inch caliper each shall be planted in all front yards.
15. The applicant shall work with Staff to enhance the perimeter fence wall along the railroad tracks by incorporating a decorative wall design such as, but not limited to color variations, decorative cap at columns and/or top of wall, and any other horizontal or vertical plane changes.
16. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing Industrial zoned property. The "Public Subdivision Report", "Purchase Contracts", and CC&R's, shall include a disclosure statement outlining that the site is adjacent to or nearby existing Industrial zoned property, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

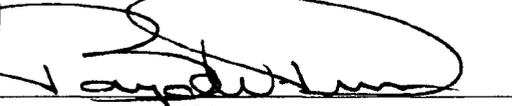
SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 10th day of December 2007.

ATTEST:

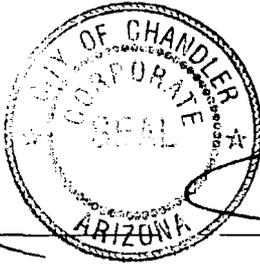

CITY CLERK




MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 13th day of December 2007.

ATTEST:

The seal of the City of Chandler, Arizona, is circular with the text "CITY OF CHANDLER" at the top, "CORPORATE SEAL" in the center, and "ARIZONA" at the bottom. It is positioned between the signatures of the City Clerk and the Mayor.

Mark Paduch
CITY CLERK

[Signature]
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3995 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 13th day of December 2007, and that a quorum was present thereat.

Mark Paduch
CITY CLERK

APPROVED AS TO FORM:

Michael D. House
CITY ATTORNEY

PUBLISHED in the Arizona Republic on December 20 and 27, 2007.

EXHIBIT "A"
LEGAL DESCRIPTION
GALILEO PIAZZA
ANNEXATION BOUNDARY

That portion of the Northwest quarter of Section 34, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a aluminum cap found and accepted as the North quarter corner of said Section 34 from which a brass cap in hand hole found and accepted as the Northwest corner of said section bears South 89 degrees 55 minutes 10 seconds West a distance of 2,647.42 feet;

Thence along the north line of said Northwest quarter, South 89 degrees 55 minutes 10 seconds West a distance of 100.01 feet to a point on the northerly projection of the west line of Tract M of "Santan Vista Unit 3, Phase 4 and 5" a subdivision plat recorded in Book 690 of Maps, page 16, Maricopa County Records, said point being the **POINT OF BEGINNING**;

Thence departing said north line and along said west line, South 00 degrees 45 minutes 40 seconds West a distance of 569.13 feet to the westerly right-of-way of the Consolidated Canal as shown on the Plat of Survey recorded in Book 181 of Maps, page 9, Maricopa County records;

Thence along said westerly right-of-way of the Consolidated Canal the following eight (8) courses;

- (1) South 33 degrees 17 minutes 15 seconds West a distance of 244.76 feet to the beginning of a tangent curve concave northwesterly and having a radius of 1,227.62 feet;
- (2) Southwesterly along said curve through a central angle of 11 degrees 26 minutes 15 seconds an arc length of 245.06 feet to the beginning of a tangent reverse curve concave southeasterly and having a radius of 1,172.95 feet;
- (3) Southwesterly along said curve through a central angle of 21 degrees 58 minutes 20 seconds an arc length of 449.81 feet;
- (4) South 22 degrees 45 minutes 10 seconds West a distance of 399.47 feet to the beginning of a tangent curve concave southeasterly and having a radius of 748.63 feet;
- (5) Southwesterly along said curve through a central angle of 15 degrees 07 minutes 40 seconds an arc length of 197.66 feet;
- (6) South 07 degrees 37 minutes 30 seconds West a distance of 143.16 feet to the beginning of a tangent curve concave northwesterly and having a radius of 460.49 feet;

(7) Southwesterly along said curve through a central angle of 61 degrees 29 minutes 25 seconds an arc length of 494.20 feet to the beginning of a tangent reverse curve concave southeasterly and having a radius of 1,267.49 feet;

(8) Southwesterly along said curve through a central angle of 03 degrees 02 minutes 38 seconds an arc length of 67.34 feet to a point on the easterly right-of-way of the Southern Pacific Railroad, said point also marking the beginning of a non-tangent curve concave easterly, the center of which bears North 89 degrees 40 minutes 13 seconds East a distance of 4,247.21 feet;

Thence along said easterly right-of-way the following five (5) courses;

(1) Northerly along said curve through a central angle of 00 degrees 29 minutes 16 seconds an arc length of 36.16 feet to the beginning of a tangent compound curve concave easterly and having a radius of 5,679.60 feet;

(2) Northerly along said curve through a central angle of 00 degrees 18 minutes 00 seconds an arc length of 29.74 feet to the beginning of a tangent compound curve concave easterly and having a radius of 8,544.38 feet;

(3) Northerly along said curve through a central angle of 00 degrees 12 minutes 00 seconds an arc length of 29.83 feet to the beginning of a tangent compound curve concave easterly and having a radius of 17,138.74 feet;

(4) Northerly along said curve through a central angle of 00 degrees 06 minutes 00 seconds an arc length of 29.91 feet;

(5) North 00 degrees 45 minutes 30 seconds East a distance of 1,888.87 feet to a point lying 415.00 feet south of said north line of the Northwest quarter;

Thence departing said right-of-way, parallel with and 415.00 feet south of said north line, North 89 degrees 55 minutes 10 seconds East a distance of 240.00 feet;

Thence North 00 degrees 45 minutes 30 seconds East a distance of 415.00 feet to said north line of the Northwest quarter.

Thence along said north line, North 89 degrees 55 minutes 10 seconds East a distance of 852.56 feet to the **POINT OF BEGINNING**.

The above-described parcel contains a computed area of 1,553,040 Sq. Ft. (35.6531 acres) more or less and is subject to any easements, restrictions, or rights of way of record or otherwise.

The description hereon is not based on official results of survey by CMX L.L.C. and said description was prepared without the benefit of an updated title report.

Prepared by: CMX L.L.C.
3100 W. Ray Road
Suite 201
Chandler, Arizona 85226
Project No. 7469
March 5, 2007

AUTUMN PARK

I. INTRODUCTION

SABIC Innovative Plastics US, LLC (“SABIC”) is the owner approximately 36.08 gross acres at the southwest corner of Riggs Road and 116th Street (the “Site”), also known as “Autumn Park.” Autumn Park is proposed as a single-family community. SABIC is requesting an amendment to the Planned Area Development (PAD) for Single-Family Residential, Preliminary Development Plan (PDP) for Subdivision Layout only, and Preliminary Plat approval.

II. SITE, SURROUNDING AREA, AND EXISTING ZONING

An Aerial with a Vicinity Map of the area is attached as **Exhibit 1**. The Site is bounded by Riggs Road on the north, the Union Pacific Railroad tracks to the west, the Consolidated Canal on the south and east, and 116th Street on the east.

The Site is designated on the City of Chandler’s (the “City”) General Plan as Residential and is located within the Southeast Chandler Area Plan (“SECAP”). SECAP identifies the Site as Traditional Suburban Character. Traditional Suburban Character is envisioned as residential developments with a density of 2.5 du/ac up to 3.5 du/ac provided certain community amenities are provided. Additionally the Site is zoned PAD Single-Family.

The north side of the Site is zoned AG-1 and is a municipal golf course. The western side of the railroad tracks is zoned I-1, I-2, and PAD. South of the Site is being developed as single-family homes (San Tan Vistas) in the County and east of the Site is the community of Lagos Vistoso (zoned PAD Single-Family). On the east side of 116th Street is an automobile repair shop and golf cart repair shop that is in the County and zoned C-3. *See Exhibit 2, Zoning Exhibit.*

The Site has some development constraints because of the Consolidated Canal and railroad tracks. The alignment of the Consolidated Canal causes the Site to taper to a point as one goes from north to south along the eastern property line, thus giving the Site a triangular shape. Notwithstanding the Site’s challenges, SABIC has designed a subdivision that provides ample open space and recreational opportunities for its residents, adequate buffering from the railroad tracks, and access for its residents to the Paseo Trail along the Consolidated Canal.

III. PROPOSED PAD AND PDP

Autumn Park’s proposed amended PAD is for a traditional single family neighborhood that is compatible with the City’s General Plan, SECAP, and the surrounding area. Autumn Park consists of 99 lots on 36.08± gross acres (34.4± net), a density of 2.88 du/ac. *See Exhibit 3, Site Plan.* The proposed layout is substantially the same as was previously approved in Ordinance No. 3995 on December 13, 2007. This amendment is to reduce the lot width but maintain the existing approved lot depths. The amendment is additionally necessary to remove Condition 11 from Ordinance No. 3995, which required that, “The development’s housing product will be custom homes built by individual builders.” The proposed amended PAD will not contain custom homes. This amendment will provide families with a standard width lot with an extraordinarily deep rear yard for their families’ use and enjoyment. The lot sizes range from 7,000 sq. ft. to 10,000 sq. ft, giving future homebuyers lot size choices. Additionally residents

will be able to enjoy substantial amounts of open space and amenities. *See Exhibit 4, Landscape Plan.*

Careful attention has been paid to the interaction with the railroad tracks along the Site's western border. A considerable amount of separation (more than 100 feet) occurs between the railroad tracks and the homes. Separating the residences from the railroad tracks will be an 8-foot high wall that will be a combination of berming (2 feet) and masonry (6 feet). Ample amounts of landscaping will be located along to western boundary. The combination of the separation, 8-foot high wall, and landscaping are an appropriate buffer to the railroad tracks.

A. Landscaping

The landscape theme for Autumn Park was designed to create a spectacular display of fall color, while creating a lush living environment that compliments the southeast Chandler landscape. *See Exhibit 4, Landscape Plan.* Fantex Ash trees were selected to line the community streets in a formal alignment, in order to provide shade, symmetry, and continuity throughout the community. Fantex Ash trees have an upright graceful form and provide an incredible display of color when the leaves turn yellow in the fall, growing to 50 feet in height, with a 30 foot spread. Red Push Pistache were also used as a dominant tree throughout the community to compliment the Fantex Ash because of its beautiful lush dark green leaves, rigid branch structure and beautiful display of red, yellow, and orange fall color. These trees are combined with a mix of Mondel Pines, Evergreen Elms, and Chitalpa trees throughout the open space areas to create a park-like setting within the community. The overall landscape concept for the community advocates the use of a planting design that will be carefully blended with the responsible use of turf. The drip and turf irrigation system will be designed to utilize effluent irrigation. All plant materials will adhere to or exceed the City of Chandler minimum requirements.

B. Amenities and Open Space

Upon entry to the subdivision, residents will be greeted with a tree-lined boulevard and central park area. *See Exhibits 5, Entry Perspective and 6, Entry Boulevard Detail.* This central park was designed in the interior of the community as the center point for the community's residents. *See Exhibit 7, Community Park Playground.* Here, residents will be able to gather and interact with each other and their families. The central park area will contain such amenities as a ramada equipped with picnic tables and a barbecue, tot lot, and pedestrian seating.

Another open space area is provided on the south side. This open space area is conveniently located for those residents not living near the central park and those who want an additional green space area to enjoy. The southern open space area will consist of a large turf area, with a walking trail provided from the southern part of the development, north along the Site's western boundary, and terminating at the end of Waterview Place. The turfed area of the southern open space area will also contain three seating nodes conveniently located around the perimeter of the turfed area. In addition to the two open space areas, Autumn Park will have a pedestrian access between lots 84 and 85, and the end of Torrey Pines Court to the Paseo Trail system along the Consolidated Canal where residents will be able to walk, run, or bike.

Open space areas will be developed to enhance the quality of life and provide recreational activities for residents. The open space tracts will be landscaped with a combination of large turf areas, trees, and lush planting beds in order to establish a "park-like" setting.

C. Entry Monument and Theme Walls

An elegant free-standing entry monument wall was designed to welcome residents and visitors to Autumn Park. See Exhibit 5 and Exhibit 8, **Entry Monumentation and Signage Wall**. Since the community’s perimeter theme walls are offset far from Riggs Road due to a generous landscape set-back, the unique entry monument, signage wall and raised planter give Autumn Park a visible identity from the arterial street. The founders finish block accent and monument color scheme were utilized to complement the community’s perimeter theme wall design. The entry monument is accentuated by a large multi-trunk Ironwood tree located in a 2-foot high raised circular planter with a combination of perennial shrubs and ground cover that provide seasonal color.

The community’s theme wall was designed to provide an elegant backdrop to the lush planting design without dominating the community’s landscape. See Exhibit 9, **Theme Wall Elevations and Plan**. The Autumn Park theme wall utilizes a combination of smooth-face and split-face block with a couple rows of founders finish block to accentuate the design. The 8-inch founder’s finish block will also provide a slight reveal within the 6-inch block theme wall design. Masonry block split-faced columns will also accentuate the community’s theme wall design and will be provided at prominent locations throughout the project. A combination of wall heights and designs will be utilized throughout this community in order to provide a hierarchy to community’s theme, perimeter, and view walls while addressing specific needs throughout the project. The community’s masonry block walls will be stained with an earth tone palette of colors in order to compliment the lush landscape design and to blend with the surrounding environment.

D. SECAP Community Amenities for Density Incentives

Under the SECAP, to achieve a density between 2.75 du/ac and 3.0 du/ac, a community must provide the two required elements, and the optional elements totaling a minimum of three. Autumn Park’s design satisfies the two required elements and meets four optional feature points. Appendix A identifies the Community Amenities planned for Autumn Park that qualify for the required Density Incentives.

E. Residential Subdivision Diversity Standards

Autumn Park has been designed to meet the goals of the City’s Residential Subdivision Diversity Standards. Autumn Park satisfies the eight required elements and eleven of the optional elements¹, as required. Appendix B identifies the Residential Development Standards that Autumn Park satisfies.

F. Development Standards

SABIC is proposing the following development standards for all lots within Autumn Park Piazza:

Regulation	Development Standard
Front Yard Setback	20 feet to the garage door of a forward facing garage 15 feet to a side entry garage or livable area

¹ A minimum of 10 of the 21 optional elements must be met.

	component
Rear Yard Setback	20 feet for single story 30 feet for two story
Side Yard Setback	5 and 10 feet
Minimum Lot Area	7,000 square feet
Minimum Lot Width	55 feet

G. Circulation

Autumn Park’s main entrance is off of Riggs Road. Within the subdivision, lots are situated on streets that end with a cul-de-sac that provide natural calming measures and create a quite, safer street system. The City’s Fire Department has agreed that a secondary access is not necessary if all the homes will have sprinkler systems. All homes will have a sprinkler system.

IV. MISCELLANEOUS

A. Grading and Drainage

The Preliminary Grading and Drainage Map is attached as **Exhibit 10**.

B. Utilities

Water, Reclaimed Water and Sewer: Provided by the City of Chandler, connect to existing main lines along the Site’s frontage to Riggs Road.

Electricity: Provided by Salt River Project, connect to existing facilities along the Site’s frontage to Riggs Road.

Gas: Provided by Southwest Gas

Telephone: Provided by Qwest

Cable TV: Provided by Cox Communications

C. Deviations

Because of the Site’s unique shape, the length of the cul-de-sac in the southern portion of the project exceeds the standard maximum length requirement set forth in Table 3 of the City of Chandler Technical Design Manuel #4, Street Design and Access Control. As a result a deviation is requested from this requirement. A mid-block turnaround will be provided at the mid-way point of the cul-de-sac street and all homes will be equipped with a fire sprinkler system. See Exhibit 4, Site Plan.

V. PRELIMINARY PLAT

The Preliminary Plat is attached as **Exhibit 11**.

VI. PROJECT TEAM

Owner: SABIC Innovative Plastics US, LLC
 Attn: Andrew Hogeland
 One Plastics Ave.
 Pittsfield, MA 01201

Phone: (413) 448-7706
Fax: (866) 219-8684

Project Manager:

Ward Real Estate Development L.L.C.
Attn: Scott Ward
565 W. Chandler Blvd., Ste. 210
Chandler, AZ 85225
Phone: (480) 899-4330
Fax: (480) 899-9903

Engineer:

Vantage Resources, LLC
Attn: Troy Peterson
3010 S. Priest Dr #102
Tempe, AZ 85282
Phone: (480) 629-8830

Landscape Architect:

Graythorn Design Studio
Attn: Christopher Baker
1881 E. Harrison Street
Chandler, Arizona 85225
Phone: (480) 782-1110
Fax: (480) 782-1015

Zoning:

Burch & Cracchiolo, P.A.
Attn: Ed Bull/Brennan Ray
702 E. Osborn Rd., Suite 200
Phoenix, Arizona 85014
Phone: (602) 234-9913
Fax: (602) 234-0341

VII. CONCLUSION

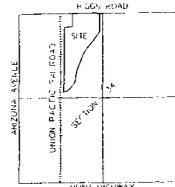
Autumn Park is a well designed single-family neighborhood that makes good use of a challenging site. Homeowners will be provided with an alternate housing choice in Southeast Chandler. This community is creatively designed, attractively landscaped, well-buffered, and compatible with the surrounding area. We request your approval.

SABIC Innovative Plastics US, LLC.

AUTUMN PARK

A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, THENCE SOUTH 89° 55' 13" WEST ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 09° 45' 40" WEST A DISTANCE OF 569.13 TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF THAT CERTAIN CANAL, KNOWN AS THE CONSOLIDATED CANAL;

THENCE ALONG THE SAID NORTHWEST RIGHT-OF-WAY LINE THE FOLLOWING VARIOUS COURSES: SOUTH 53° 17' 15" WEST 744.76 FEET TO A POINT MARKING THE BEGINNING OF A CURVE, TO THE RIGHT HAVING A RADIUS OF 1277.62 FEET;

THENCE ALONG THE ARC OF THE SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 26' 15" A DISTANCE OF 245.06 FEET TO A POINT MARKING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1172.95 FEET;

THENCE ALONG THE ARC OF THE SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 58' 18" A DISTANCE OF 449.80 FEET;

THENCE SOUTH 02° 25' 10" WEST 399.47 FEET TO A POINT MARKING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 725.63 (11" ±);

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 07' 40" A DISTANCE OF 197.66 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61° 29' 25" A DISTANCE OF 494.20 FEET TO A POINT MARKING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1267.49 FEET;

THENCE ALONG THE SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 03° 02' 39" A DISTANCE OF 67.34 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, SAID POINT ALSO MARKING THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND FROM WHICH THE CENTER POINT OF THE SAID CURVE BEARS NORTH 89° 40' 13" EAST 4247.21 FEET DISTANT THEREFROM;

THENCE LEAVING THE SAID NORTHWEST RIGHT-OF-WAY LINE OF THE CONSOLIDATED CANAL AND ALONG THE SAID EAST RAILROAD RIGHT-OF-WAY LINE THE FOLLOWING VARIOUS COURSES:

THENCE ALONG THE ARC OF THE SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 29' 16" A DISTANCE OF 36.16 FEET TO A POINT MARKING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 5679.60 FEET;

THENCE ALONG THE ARC OF THE SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE 00° 18' 30" A DISTANCE OF 23.74 FEET TO A POINT MARKING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 8244.28 FEET;

THENCE ALONG THE ARC OF THE SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 00° 12' 00" A DISTANCE OF 29.85 FEET TO A POINT MARKING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 20,121.60 FEET;

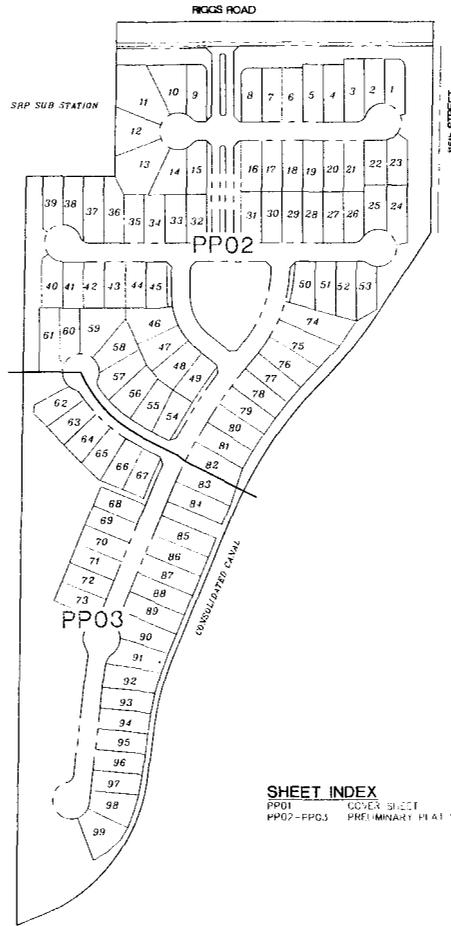
THENCE ALONG THE ARC OF THE SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 05' 07" A DISTANCE OF 29.92 FEET;

THENCE NORTH 60° 45' 30" EAST A DISTANCE OF 1892.26 FEET;

THENCE LEAVING THE SAID EAST RAILROAD RIGHT-OF-WAY LINE, NORTH 89° 56' 13" EAST A DISTANCE OF 240.00 FEET;

THENCE NORTH 60° 45' 30" EAST A DISTANCE OF 415.01 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34 AND FROM WHICH THE NORTHWEST CORNER OF THE SAID SECTION 34 BEARS SOUTH 89° 55' 13" WEST 1634.69 FEET DISTANT THEREFROM;

THENCE NORTH 89° 55' 13" EAST A DISTANCE OF 852.56 TO THE POINT OF BEGINNING.



SHEET INDEX

PP01 COVER SHEET
PP02-PP03 PRELIMINARY PLAT SHEETS

OWNER/DEVELOPER:

S&MC
C/O WARD DEVELOPMENT
565 W CHANDLER BLVD, STE 210
CHANDLER, AZ 85225
PHONE: (480) 889-4130
CONTACT: SCOTT WARD

ENGINEER:

VANTAGE RESOURCES, LLC
5010 S. PRIEST DR., SUITE 132
CHANDLER, AZ 85226
PHONE: (480) 529-6830
CONTACT: TROY P. HILSON

BASIS OF BEARING

BASIS OF BEARING IS S00°45'40"E ALONG THE MONUMENT LINE OF NORTH-SOUTH MESECTION LINE OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST AS MEASURED BETWEEN MONUMENTS

BENCHMARK

CITY OF CHANDLER BENCHMARK #53A
SECTION 35, T2S, R5E, 3" ALUMINUM CAP IN CONCRETE 254' SOUTH OF RIGGS ROAD AND 7.5' EAST OF BACK OF CURB, EAST SIDE OF MOULLEN ROAD
(NORTHING 80701.964 EASTING 728528.589)
ELEVATION = 1227.04

SITE DATA

ZONING:	PD - PLANNED AREA DEVELOPMENT
TOTAL SINGLE FAMILY LOTS:	99
GROSS AREA:	34.37 ac
NET AREA:	34.31 ac
OPEN SPACE:	9.96 ac
DENSITY:	2.74 du/ac
MIN LOT SIZE:	55'x120'
MIN L31 AREA:	7,002 sq ft
MAX LOT AREA:	15,955 sq ft
AVERAGE LOT AREA:	6,261 sq ft
F.E.M.A. ZONE:	ZONE "X" & "AI"

LATITUDE: 33° 15' 05"
LONGITUDE: 111° 50' 05"

UTILITIES & SERVICES

WATER:	CITY OF CHANDLER
ELECTRIC:	CITY OF CHANDLER
TELEPHONE:	SALT RIVER PROJECT
WIRELESS:	OWNERS
CABLE:	COX COMMUNICATIONS
GAS:	SOUTHWEST GAS
RECLAIMED WATER:	CITY OF CHANDLER

FLOOD ZONE CERTIFICATION:

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 04013C0304
4, UPDATED SEPT. 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN BOTH ZONE X AND ZONE AI. ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE AI IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING), BASE FLOOD ELEVATIONS DETERMINED.

NOTES:

- THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002
- THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

DATE	
REVISIONS	
REV.	

AUTUMN PARK
RIGGS ROAD
CHANDLER, ARIZONA
PRELIMINARY PLAT

5010 SOUTH PRIEST DR. STE 132
CHANDLER, AZ 85226
PH: (480) 529-6830
FAX: (480) 529-6830
WWW.VANTAGERESOURCES.COM
SINCE INCORPORATED IN ARIZONA, 1998
SINCE INCORPORATED IN ARIZONA, 1998

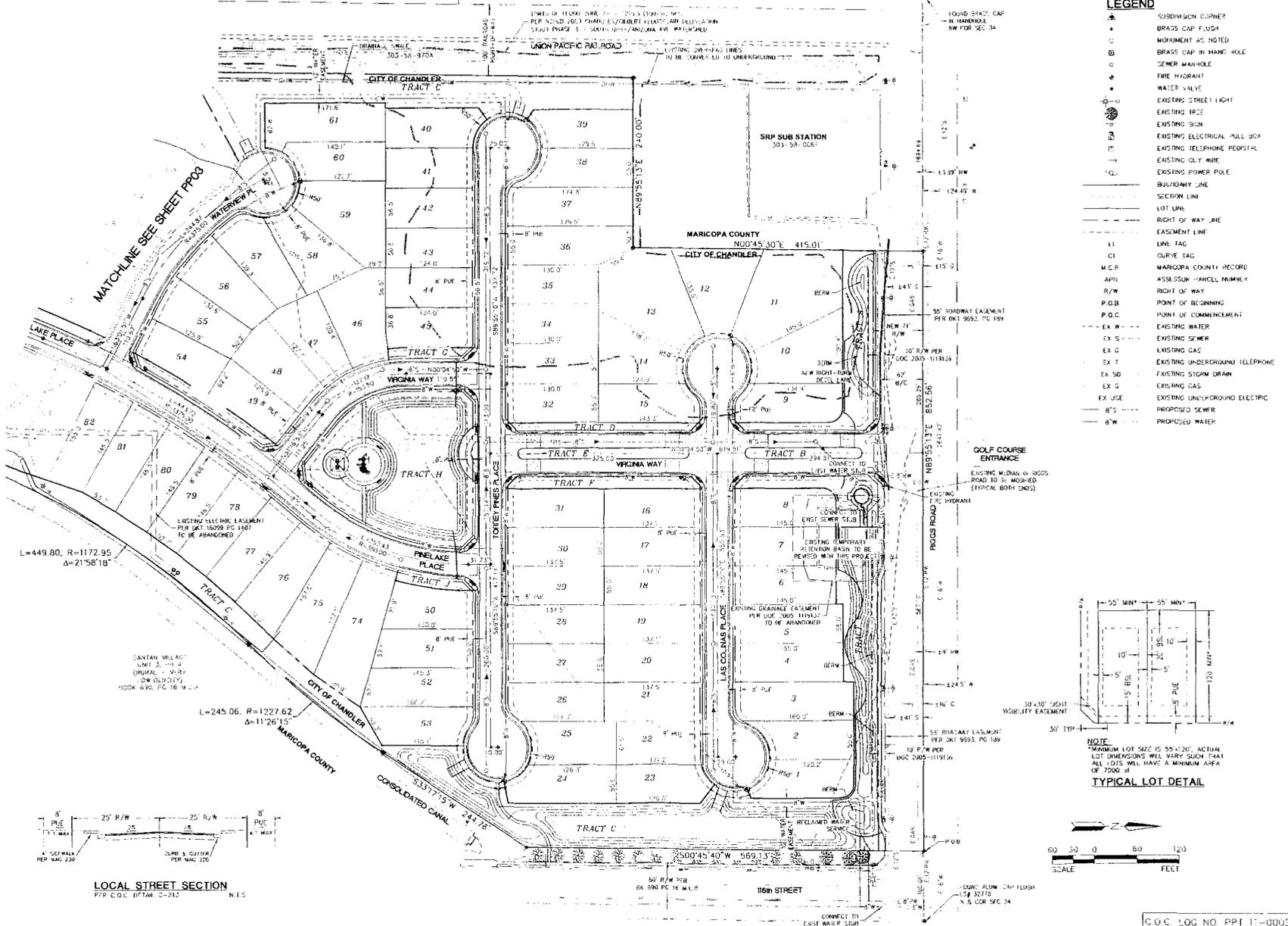


PROJECT NO. 20146
SCALE: AS NOTED
DRAWN BY: SHF
DATE: JULY 2011

OWG NO.
PP01

C.O.C. LOG NO. PPT 11-0002

SHEET 1 OF 3



- LEGEND**
- SUBDIVISION CORNER
 - BRASS CAP PLUG
 - MOVEMENT AS NOTED
 - BRASS CAP IN HAND HOLE
 - SENER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - EXISTING STREET LIGHT
 - EXISTING TREE
 - EXISTING SIGN
 - EXISTING ELECTRICAL PULL BOX
 - EXISTING TELEPHONE POST-HOLE
 - EXISTING CITY WIRE
 - EXISTING POWER POLE
 - BOUNDARY LINE
 - SECTION LINE
 - LOT LINE
 - RIGHT OF WAY A/E
 - EASEMENT LINE
 - LINE TAG
 - CURVE TAG
 - M.C.P. MARICOPA COUNTY RECORD
 - A.P.N. ASSessor'S PARCEL NUMBER
 - R/W RIGHT OF WAY
 - P.O.B. POINT OF BEGINNING
 - P.C.C. POINT OF COMMENCEMENT
 - EX. W. EXISTING WATER
 - EX. S. EXISTING SEWER
 - EX. G. EXISTING GAS
 - EX. T. EXISTING UNDERGROUND TELEPHONE
 - EX. SD. EXISTING STORM DRAIN
 - EX. C. EXISTING GAS
 - EX. UG. EXISTING UNDERGROUND ELECTRIC
 - P.S. PROPOSED SEWER
 - W. PROPOSED WATER

AUTUMN PARK
RIGGS ROAD
CHANDLER, ARIZONA
PRELIMINARY PLAN

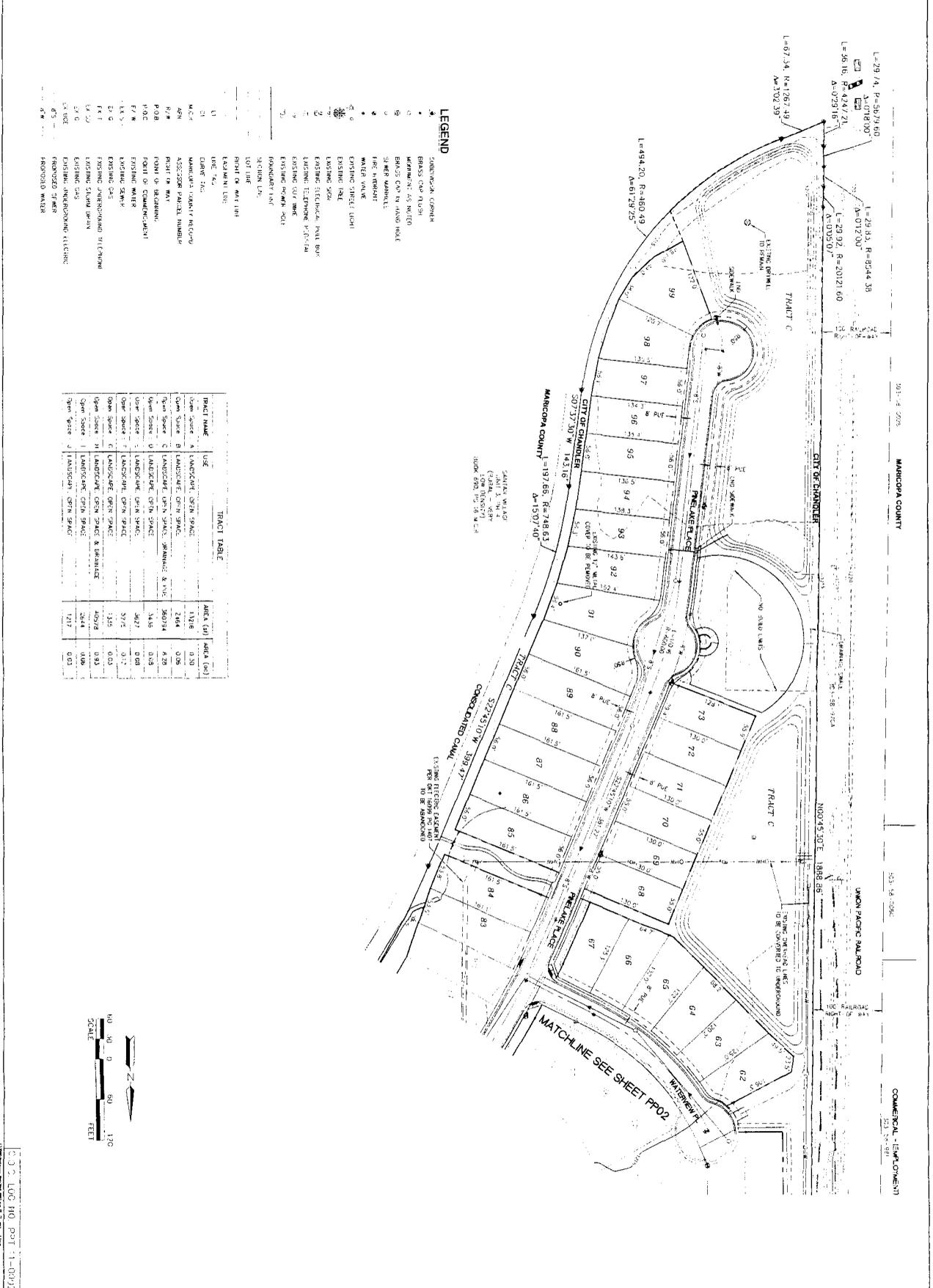
300 SOUTH RIGGS ROAD SITE 02
CHANDLER, ARIZONA
PP 02
DATE: 07/20/11
DRAWN BY: J. HUNT
CHECKED BY: J. HUNT
DATE: 07/20/11



PP-02 NC 2011
SCALE: AS NOTED
DATE: JULY 2011

DWG. NO.
PP02
SHEET 2 OF 3

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- LEGEND**
- 1. SUBMITTAL CORNER
 - 2. BRASS CORNER
 - 3. METAL CORNER
 - 4. BRASS CORNER
 - 5. METAL CORNER
 - 6. FIRE HYDRANT
 - 7. WATER VALVE
 - 8. CLOSING STREET LIGHT
 - 9. EXISTING POLE
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TRACT TABLE			
TRACT NAME	USE	AREA (sq)	AREA (sq)
Open Space A	LANDSCAPE, OPEN SPACE	1,116	0.30
Open Space B	LANDSCAPE, OPEN SPACE	244	0.26
Open Space C	LANDSCAPE, OPEN SPACE, PARKING, & TRAIL	260.74	0.26
Open Space D	LANDSCAPE, OPEN SPACE	8.28	0.14
Open Space E	LANDSCAPE, OPEN SPACE	34.8	0.14
Open Space F	LANDSCAPE, OPEN SPACE	20.7	0.14
Open Space G	LANDSCAPE, OPEN SPACE	37.2	0.17
Open Space H	LANDSCAPE, OPEN SPACE	13.6	0.13
Open Space I	LANDSCAPE, OPEN SPACE & PARKING	42.9	0.13
Open Space J	LANDSCAPE, OPEN SPACE	24.4	0.16
Open Space K	LANDSCAPE, OPEN SPACE	17.7	0.13



0-0-0 L000 H00 P01 1-0192

	3010 SOUTH PINECOT DR. STE 102 CHANDLER, ARIZONA 85226 PH: (480) 623-8930	REP: _____ REVISION: _____ DATE: _____
	AUTUMN PARK RIGGS ROAD CHANDLER, ARIZONA PRELIMINARY PLAT	DWG. NO. PP03

ORDINANCE NO. 4318

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT TO ELIMINATE ZONING CONDITION NO. 11 OF ORDINANCE NO. 3995 REQUIRING CUSTOM HOMES APPROVED IN CASE DVR07-0032 GALILEO PIAZZA 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 to delete Condition No. 11 of Ordinance No. 3995 requiring custom homes in case DVR07-0032 Galileo Piazza.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this _____ day of _____, 2011.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2011.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4318 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2011, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

PUBLISHED:

Attachment 'A'
Legal Description

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 34; THENCE SOUTH 89° 55' 13" WEST ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 100.01 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00° 45' 40" WEST A DISTANCE OF 569.13 TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF THAT CERTAIN CANAL KNOWN AS THE CONSOLIDATED CANAL;

THENCE ALONG THE SAID NORTHWEST RIGHT-OF-WAY LINE THE FOLLOWING VARIOUS COURSES: SOUTH 33° 17' 15" WEST 244.76 FEET TO A POINT MARKING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1227.62 FEET;

THENCE ALONG THE ARC OF THE SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 26' 15" A DISTANCE OF 245.06 FEET TO A POINT MARKING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1172.95 FEET;

THENCE ALONG THE ARC OF THE SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 58' 18" A DISTANCE OF 449.80 FEET;

THENCE SOUTH 22° 45' 10" WEST 399.47 FEET TO A POINT MARKING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 748.63 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 07' 40" A DISTANCE OF 197.66 FEET;

THENCE SOUTH 07° 37' 30" WEST 143.16 FEET TO A POINT MARKING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 460.49 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61° 29' 25" A DISTANCE OF 494.20 FEET TO A POINT MARKING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1267.49 FEET;

THENCE ALONG THE SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 03° 02' 39" A DISTANCE OF 67.34 FEET TO A POINT ON THE EAST RIGHT-OF-WAY

LINE OF THE SOUTHERN PACIFIC RAILROAD, SAID POINT ALSO MARKING THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND FROM WHICH THE CENTER POINT OF THE SAID CURVE BEARS NORTH 89° 40' 13" EAST 4247.21 FEET DISTANT THEREFROM;

THENCE LEAVING THE SAID NORTHWEST RIGHT-OF-WAY LINE OF THE CONSOLIDATED CANAL AND ALONG THE SAID EAST RAILROAD RIGHT-OF-WAY LINE THE FOLLOWING VARIOUS COURSES;

THENCE ALONG THE ARC OF THE SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 29' 16" A DISTANCE OF 36.16 FEET TO A POINT MARKING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 5679.60 FEET;

THENCE ALONG THE ARC OF THE SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE 00° 18' 00" A DISTANCE OF 29.74 FEET TO A POINT MARKING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 8544.38 FEET;

THENCE ALONG THE ARC OF THE SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 00° 12' 00" A DISTANCE OF 29.83 FEET TO A POINT MARKING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 20,121.60 FEET;

THENCE ALONG THE ARC OF THE SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 05' 07" A DISTANCE OF 29.92 FEET;

THENCE NORTH 00° 45' 30" EAST A DISTANCE OF 1888.86 FEET;

THENCE, LEAVING THE SAID EAST RAILROAD RIGHT-OF-WAY LINE, NORTH 89° 55' 13" EAST A DISTANCE OF 240.00 FEET;

THENCE NORTH 00° 45' 30" EAST A DISTANCE OF 415.01 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SAID SECTION 34 AND FROM WHICH THE NORTHWEST CORNER OF THE SAID SECTION 34 BEARS SOUTH 89° 55' 13" WEST 1694.69 FEET DISTANT THEREFROM;

THENCE NORTH 89° 55' 13" EAST A DISTANCE OF 852.56 TO THE **POINT OF BEGINNING.**