

Add info # 7

JAN 12 2012



MEMORANDUM **Transportation & Development - CC Memo No. 11-132b**

DATE: JANUARY 12, 2012

TO: MAYOR AND CITY COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: DVR11-0029/PPT11-0005 PASTORINO DAIRY
 Introduction and Tentative Adoption of Ordinance No. 4337

Request: Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD), along with Preliminary Development Plan and Preliminary Plat approval for a 74 lot single-family residential subdivision on an approximate 23.8-acre site

Location: East of the southeast corner of Lindsay and Ocotillo roads

Applicant: Brennan Ray; Burch & Cracchiolo, PC

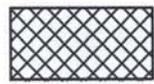
The legal protest that was triggered by the adjacent property owner to the west has been withdrawn.

Attachments

1. Vicinity Maps
2. Legal Protest Retraction



Vicinity Map



DVR11-0029
Pastorino Dairy



Retraction of Legal Protest

Martin@pylmanland.com

to:

Erik.Swanson@chandleraz.gov

01/11/2012 11:16 PM

Cc:

Mike Schrader, Tom Lemon, "Weber, Jason"

Show Details

History: This message has been replied to.

Hi Erik,

Thank you for attending our meeting today and confirming that Maracay Homes has submitted a revised preliminary plat of the Pastorino property which provides a 10' irrigation easement and underground pipe for delivery of irrigation water to property owned by Lindsay 15, L.L.C. As a Managing Member of Lindsay 15 LLC, the entity that owns 16 acres located at the southeast corner of Ocotillo and Lindsay Roads, aka Pecan Trace, I hereby retract the legal protest filed on December 6, 2011 against City of Chandler case # DVR 110029 zoning, PDP, PAD and preliminary plat since the revised preliminary plat submitted for City Council approval on January 12, 2012 does provide a 10' easement and irrigation pipe that will allow delivery of water to our property.

Good luck with the zoning case.

Martin Pylman

R. Martin Pylman
President / Broker
Pylman Land Company, Inc.
7201 E Camelback Road, Suite 210
Scottsdale, Arizona 85251
Office 480-929-0566
Mobile 602-697-8888
Facsimile 480-968-9896



MEMORANDUM Transportation & Development - CC Memo No. 11-132

DATE: DECEMBER 15, 2011

TO: MAYOR AND CITY COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: DVR11-0029/PPT11-0005 PASTORINO DAIRY
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Applicant: Brennan Ray; Burch & Cracchiolo, PC

RECOMMENDATION

The request is for Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD), along with Preliminary Development Plan and Preliminary Plat approval for a 74 lot single-family residential subdivision. Planning Commission and Staff, upon finding consistency with the General Plan and the Southeast Chandler Area Plan (SECAP), recommend approval with conditions.

BACKGROUND

The subject site is located east of the southeast corner of Lindsay and Ocotillo roads, and is currently being utilized as a dairy farm. Directly north, across Ocotillo Road is vacant land and single-family homes, both within the jurisdiction of the Town of Gilbert. East of the site is a partially developed subdivision where construction had started in the County; however, has since

ceased. South is vacant land in the County zoned R-43. West is vacant land zoned PAD for a large lot single-family residential subdivision.

The subject site recently went through the annexation and City initial zoning processes, establishing the zoning as AG-1. Based on the General Plan the subject site is located within the 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 3.23 dwelling units per acre based on the net acreage of the subdivision.

SUBDIVISION LAYOUT

The subdivision is rectangular in design and is laid out in a rectilinear fashion. The primary entrance is provided off of Ocotillo Road, with an emergency secondary point of access provided on the southwest portion of the site. The secondary point of access will be improved with the development of the property to the west. A landscaped median is provided at the entry which terminates into one of the outdoor amenity areas.

The design team has done extensive work to provide a highly amenitized subdivision. The main open space area is designed to provide age appropriate amenities. At the northern end of the of the outdoor area a formally designed rose garden is provided, along with two smaller turf areas, a ramada with furniture, and storage areas for bocce ball and other sports equipment. The intent of the two smaller turf areas is to provide a space to play bocce ball and for yoga and tai-chi. As part of the storage area, directions will be provided on how to do the various activities. The central portion of the open space area is a large turf area where the intent is to provide a more passive area where various activities can occur. The southern portion of the open space area is designed specifically with children in mind. A number of play structures are provided that are not typical to recently reviewed subdivisions. One of particular interest that Staff is not aware of being provided in other subdivisions, is an outdoor stage and chalkboard. A second open space area is provided at the southern end of the subdivision that includes outdoor seating and various outdoor exercise stations.

In addition to the open space areas, a citrus grove is provided at the northeastern portion of the subdivision along with a small seating area with desert botanical plantings. A second seating node is provided at the northwest portion of the site at the end of the cul-de-sac.

As part of the review, the subdivision needs to meet a number of the standards as outlined in the Residential Development Standards and SECAP. The subdivision is providing a density of 3.23 dwelling units per acre, requiring at least four optional points as outlined in the SECAP. Details for the optional elements are included in the development booklet; however, some of the elements include providing the orchard area, providing a small loop drive around the outdoor amenity area, and providing a substantial amount of tree-lined boulevards.

In addition to the SECAP requirements, the subdivision must also meet requirements as outlined in the Residential Development Standards (RDS). The RDS requires that all eight required

elements and ten optional elements be provided. Details pertaining to the elements that are being met are provided in the development book.

HOUSING PRODUCT

In addition to the PDP for subdivision layout, housing product approval is also requested. In addition to meeting elements in the RDS for subdivision diversity, the housing product also needs to meet a number of elements required in the RDS. Required architectural elements as outlined in the RDS include providing at least three different architectural style differences, prohibiting the same elevation adjacent to and across the street from each other, and providing four-sided architectural elements. Staff believes that additional four-sided architectural detailing should be enhanced, and is requesting the ability to work with the applicant on an administrative level in order to achieve the additional elements. Additional elements may include shutter details, recessed and/or arched windows, and iron detailing, depending on the architectural style of the home. A condition has been added addressing the request.

Architectural styles include Spanish, Mission Revival, and Hacienda influences. Stacked stone is a standard element on the Hacienda plans. Of the six plans currently provided, five are garage forward facing and one provides a side loaded garage element. All forward facing garage plans either provide a recessed garage face or courtyard element. The two-story home provides a number of one-story elements, eliminating any box-on-box design concerns.

As proposed, the homebuilder is providing six floor plans; five single-story plans and one two-story plan. The homebuilder is in the process of developing three additional floor plans, with the intent that a number of them will be two-story, adding to the architectural diversity of the subdivision. The additional product stems from the need to provide more diversity in the front elevations, addressing the garage dominance of the streetscape. The applicant would like the option of an administrative approval process for the additional plans. Staff is comfortable with the request, citing that the plans, as represented, are quality in nature, and that the additional plans will be consistent with what has been presented. In the instance that the additional homes are two-story, Staff will ensure that the additional plans will include a number of one-story elements consistent with what has been represented. A condition has been added regarding the additional floor plans.

DISCUSSION

Planning Commission and Staff support the request citing that the subdivision represents another quality addition to Chandler's housing stock. The orchard element and highly amenitized outdoor areas provide attractive elements not typically found in other subdivisions. Additionally, the housing product, as stipulated, carries a level of quality that complements the area.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Thursday, September 29, 2011. The adjacent property owner to the west attended the meeting and did not express any concerns. No other neighbors were in attendance.

At the time of this writing, Staff has received three telephone calls. One call was from a neighbor located north of the site, within the Town of Gilbert. The neighbor expressed support of the request. The other two calls came from the adjacent property management team to the west of the site. Concerns were expressed by the adjacent property owner about historic water rights (Planning Commission Vote Report for additional details).

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 0 Absent: 1 (Veitch) Abstain: 1 (Baron)

The adjacent property owner to the west expressed concern regarding the project, which ultimately led to the item being pulled to the action agenda at the commission hearing. The concerns were not directed towards the requested zoning or development plan, but rather due to historic water rights that served the adjacent property through the subject site. It was explained at the hearing that the issue was a civil matter and had no bearing on the granting of the zoning; however, if modifications to the site plan are necessary, the modifications can be handled on an administrative level. Due to the expressed opposition, a legal protest has been triggered.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and the SECAP, recommend approval of DVR11-0029/PPT11-0005 PASTORINO DAIRY, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit No. 7, Development Booklet, entitled "Pastorino Dairy", and kept on file in the City of Chandler Planning Division, in File No. DVR11-0029, except as modified by condition herein.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
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. 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.
9. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
10. 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.
11. No more than two identical side-by-side roof slopes should be constructed along arterial or collector streets or public open space.
12. The same elevation shall not be built side-by-side or directly across the street from one another.
13. All homes built on corner lots within the residential subdivision shall be single-story.
14. 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.
15. The applicant shall work with Staff to provide additional architectural elements to the elevations, such as but not limited to, shutter detailing, recessed and/or arched windows, and iron detailing.
16. Any additional housing product shall carry an architectural level of design consistent with the presented housing product, and as conditioned.
17. 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 Pastorino Dairy development shall use treated effluent to maintain open space, common areas, and landscape tracts.

18. 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 ranchette and animal privilege properties 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 agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

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

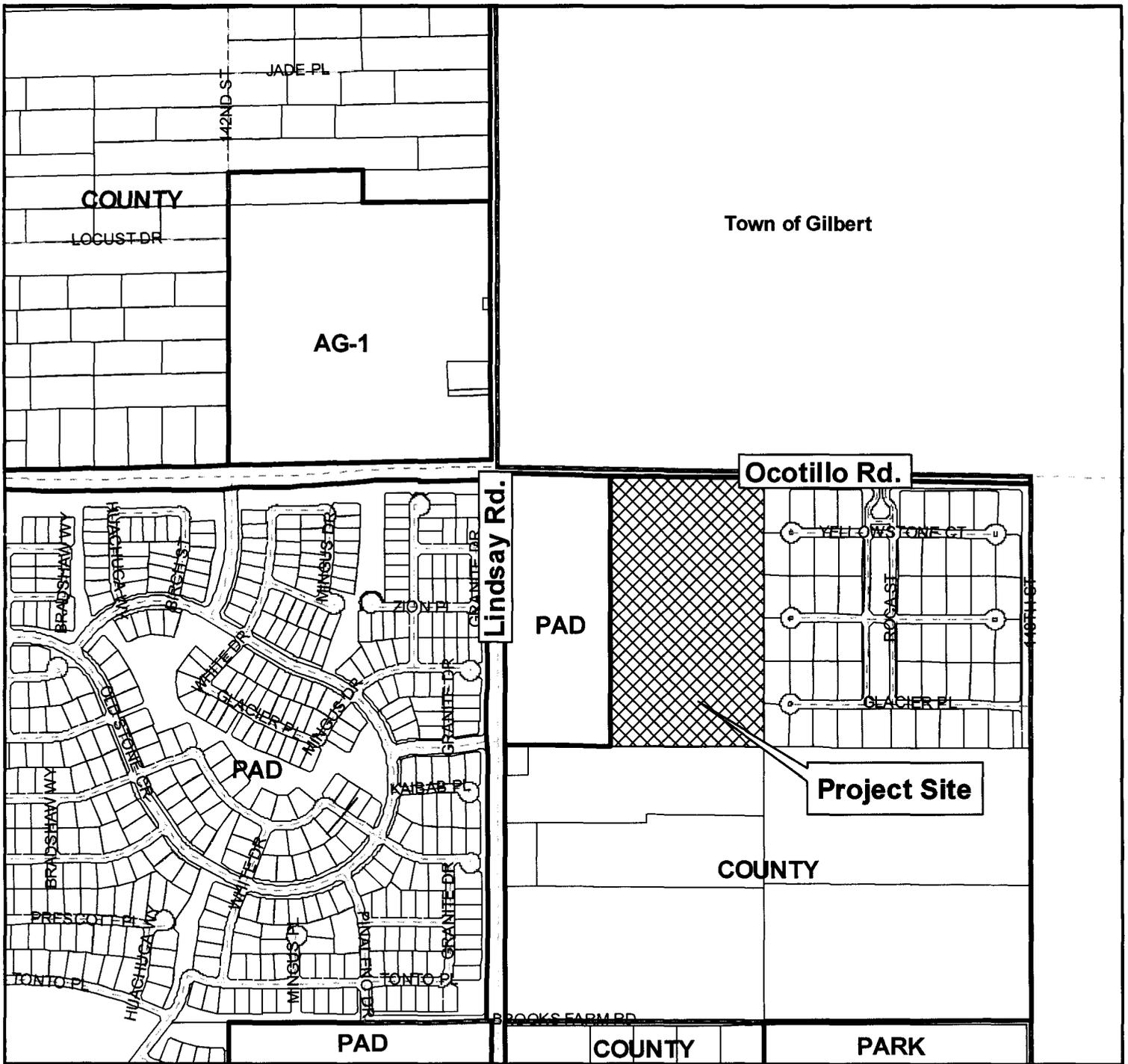
1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

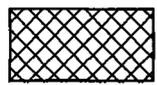
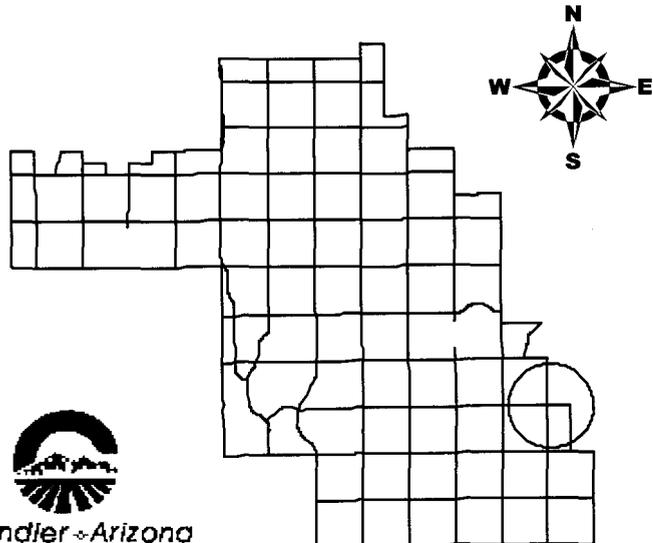
Move to introduce and tentatively adopt Ordinance No. 4337 approving DVR11-0029/PPT11-0005 PASTORINO DAIRY, Rezoning from AG-1 to PAD, along with Preliminary Development Plan and Preliminary Plat approval for a 74 lot single-family residential subdivision, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Landscape Plan
3. Elevations
4. Applicant Narrative
5. Preliminary Plat
6. Ordinance No. 4337
7. Development Booklet



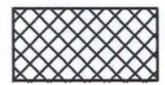
Vicinity Map



DVR11-0029
Pastorino Dairy



Vicinity Map



DVR11-0029
Pastorino Dairy





PLANT MATERIALS LEGEND

Plant Name	Size	Plant Name	Size
Trees			
Acacia anaura	24" box	Carissa grandiflora	1 gal.
Mulga Acacia	36" box	Natal Plum	
Acacia salicina	36" box	Hymenoclea saccata	1 gal.
Acacia Wilcox		Angelita Daisy	
Acacia willardiana	24" box	Lantana montevidensis	1 gal.
Palo Blanco		Trailing Purple Lantana	
Citrus Navel Orange	24" box	Lantana montevidensis	1 gal.
Cupressus sempervirens	24" box	New Gold Lantana	
Italian Cypress		Laemidula stricta	1 gal.
Fraxinus velutina 'Rio Grande'	24" box	Goodwin Crest Lavender	1 gal.
Fan-Tree Ash		Rosmarinus officinalis	1 gal.
Olea europaea	36" box	Rosemary	
Wilson Olive		Accents	
Phoenix dactylopera	10' tall	Agave americana 'Margaret'	5 gal.
Date Palm		Variegated Century Plant	
Pinus edulis	24" box	Agave attenuata Nobs	5 gal.
Mondel Pine	38" box	Blue Foxtail Agave	5 gal.
Palacio triflorus - multi-trunk	24" box	Agave bovicornuta	5 gal.
Evergreen Palmetto		Cow's Horn Agave	
Quercus virginiana	24" box	Agave graminifolia	5 gal.
Cathedral Oak	38" box	Tree Pencil Agave	5 gal.
Ulmus parvifolia 'Atter'	24" box	Agave parryi	5 gal.
Allele Elm	48" box	Perry's Agave	
Vitis angusticastris	24" box	Agave salmiana x feroc	5 gal.
Chaste Tree		Large Leaf Agave	
Extra Large Shrubs			
Ceanothus pulcherrimus	5 gal.	Agave weberi	5 gal.
Red Bird of Paradise		Weber's Agave	
Chamaecyparis humilis	5 gal.	Dasylioon longistylum	5 gal.
Mediterranean Fan Palm		Mascop Grass Tree	
Nerium oleander 'standard'	5 gal.	Dianus vigata	1 gal.
Standard Oleander		Beechleaf Ivy	
Vauquelinia californica	5 gal.	Hesperaloe parviflora	5 gal.
Arizona Rosewood		Red Hesperaloe	
Large Shrubs			
Cassia artemisioides 'Oliver'	5 gal.	Muhlenbergia capillaris	1 gal.
Silver Cassia		Deer Grass 'Regal Mix'	
Nerium Oleander 'Little Red'	5 gal.	Vines	
Oleander 'Little Red'		Bougainvillea 'Barbara Kart'	5 gal.
Rosmarinus officinalis 'Tuscan Blue'	5 gal.	Bougainvillea	
Rosemary Tuscan Blue		Rosa barbatula	5 gal.
Medium Shrubs			
Bougainvillea 'San Diego Red'	5 gal.	Lady Banks Rose	
San Diego Red Lantana		Inerts	
Callistemon species	5 gal.	Annuals to season	
'Little John' Bottlebrush		Hybrid Bermuda Sod	
Leucophyllum frutescens compacta	5 gal.	Decomposed Granite	
Compact Green Cloud Sage		1/2" Screened R.M. Santa Fe Brown	
Myrica caroliniana 'compacta'	5 gal.	Decomposed Granite	
Dwarf Myrtle		1/4" R.M. Santa Fe Brown	
Rose sp.	5 gal.	6" concrete header	
Icecube Roses		notes	

LANDSCAPE CALCULATIONS

% OPEN SPACE	17.86% +/-
TOTAL LANDSCAPE S.F.	177,771.24 s.f.
TOTAL ON-SITE LANDSCAPE S.F.	135,992.64 s.f.
TOTAL R.O.W. LANDSCAPE S.F.	12,053 s.f.
TREES	
REQUIRED:	263
PROVIDED:	328
SHRUBS	
REQUIRED:	1576
PROVIDED:	1635
TURF S.F. (% OF TOTAL L.S.)	66,425 s.f. (36%)

- LANDSCAPE NOTES**
- All trees shall be placed a minimum of 6' from walks and 5' from walls.
 - A minimum of 50% of all trees adjoining the arterial street will be 24" box size, 25% will be 36" box size, and 25% will be 48" box size.
 - A minimum of 50% of trees within the development will be 15 gallon size and 50% will be 24" box size or larger.
 - 1 tree and 6 shrubs will be provided per 30 L.F. of frontage, plus 50% live groundcover.
 - An intersection landscape setback will be provided using 1 tree, 6 shrubs min. w/ 50% live groundcover per 800 s.f.
 - 1 tree and 6 shrubs will be provided per 750 s.f. of interior open space.
 - A reclaimed automatic irrigation sprinkler system will be provided.
 - All landscape shall be maintained by the landowner.

FINISTERRA

CONCEPTUAL LANDSCAPE MASTER PLAN

Maracay Homes
FLEX DESIGN

PASTORINO DAIRY

LANDSCAPE PLAN



scale: 1" = 60'

12.19.11



andersonbaron
plan · design · achieve
88 s. san marcos pl. ste 101
chandler, arizona 85225



Perspective



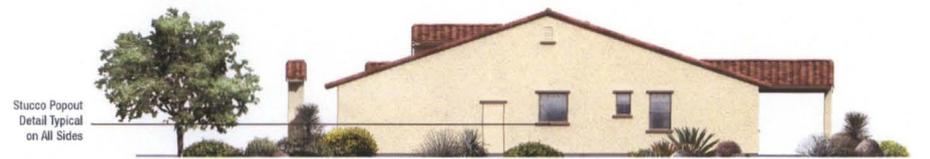
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4501 A
(SPANISH INFLUENCE)

1,818 SQ. FT.



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4501 B
(MISSION REVIVAL INFLUENCE)

1,818 SQ. FT.



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4501 C
(HACIENDA INFLUENCE)

1,818 SQ. FT.



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4502 A
(SPANISH INFLUENCE)

2,030 SQ. FT.



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4502 B
(MISSION REVIVAL INFLUENCE)

2,030 SQ. FT.



Perspective



Front Elevation



Rear Elevation



Left Elevation



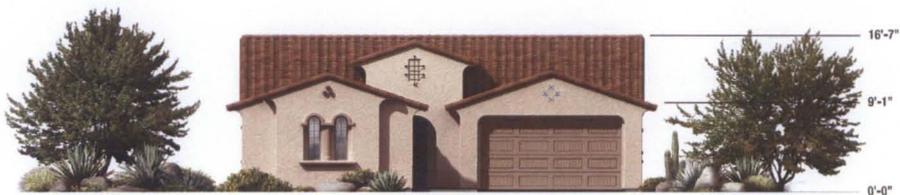
Right Elevation



- Concrete Roof Tile
- Clay Accents
- Wood Fascia
- Recessed Windows
- Stucco Accents

- Wrought Iron Accent
- Tile Accents
- Stucco System
- Accent Paint

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4503 A
(SPANISH INFLUENCE)

2,265 SQ. FT.



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4503 B
(MISSION REVIVAL INFLUENCE)

2,265 SQ. FT.



Wood Corbels
 Stucco Accents
 Recessed Windows
 Stone Veneer

Concrete Roof Tile
 Wood Fascia
 Accent Paint
 Stucco System

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4503 C
 (HACIENDA INFLUENCE)

2,265 SQ. FT.



Perspective



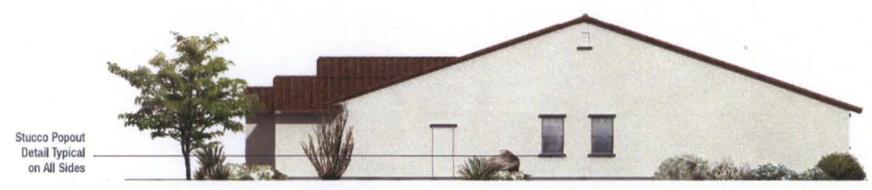
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4504 A
(SPANISH INFLUENCE)

2,528 SQ. FT.



Perspective



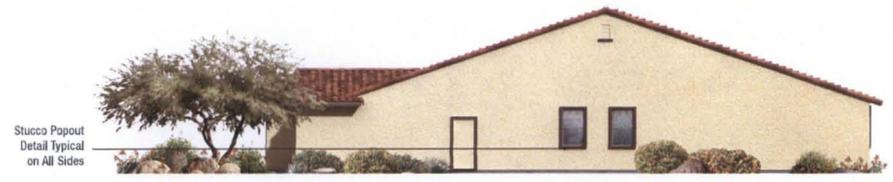
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4504 B
(MISSION REVIVAL INFLUENCE)

2,528 SQ. FT.



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4504 C
(HACIENDA INFLUENCE)

2,528 SQ. FT.



- Wood Fascia
- Decorative Shutters
- Recessed Windows
- Stucco Accents
- Concrete Roof Tile
- Wrought Iron Accent
- Exposed Rafter Tail
- Accent Paint
- Stucco System

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4505 A
(SPANISH INFLUENCE)

2,671 SQ. FT.



- Concrete Accent
- Wood Fascia
- Tile Accent
- Recessed Windows
- Stucco Accents

- Concrete Roof Tile (Boosted)
- Exposed Rafter Tails
- Accent Paint
- Stucco System

Perspective



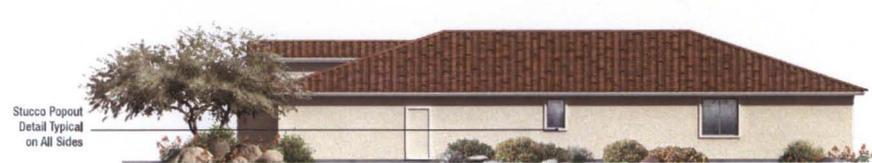
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4505 B
(MISSION REVIVAL INFLUENCE)

2,671 SQ. FT.



Wood Corbels
 Stone Veneer
 Recessed Windows
 Stucco Accents

Concrete Roof Tile
 Wood Fascia
 Accent Paint
 Stucco System

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4505 C
 (HACIENDA INFLUENCE)

2,671 SQ. FT.



21'-0" Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4506 A
(SPANISH INFLUENCE)

2,996 SQ. FT.



21'-0" Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4506 B
(MISSION REVIVAL INFLUENCE)

2,996 SQ. FT.



21'-0" Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 4506 C
(HACIENDA INFLUENCE)

2,996 SQ. FT.

PASTORINO DAIRY

I. INTRODUCTION

Maracay Homes is the proposed homebuilder of approximately 23.8 gross acres located east of the southeast corner of Lindsay Road and Ocotillo Road (the "Site"), also known as "Pastorino Dairy." Pastorino Dairy is proposed as a highly amenitized single-family subdivision that offers future residents a sense of community and opportunities to interact together as families and as a neighborhood. Maracay is requesting the Site be zoned Planned Area Development (PAD) for Single-Family Residential, along with approvals of the Preliminary Development Plan (PDP) for Subdivision Layout and Housing Product, and Preliminary Plat. Pastorino Dairy makes good land use sense on this Site, will be compatible with neighboring developments, and will provide an attractive presence in the area.

II. SITE AND SURROUNDING AREA

An **Aerial Vicinity Map** of the Site is attached as **Exhibit 1**. The Site is bounded by Ocotillo Road and a partially developed subdivision on the north, approved single-family subdivisions to the east (Finesterra) and west (Pecan Trace), and agricultural property to the south. Pecan Trace is located within the City, while Finesterra and the agricultural property are located within unincorporated Maricopa County. The property north of the Site lies within the Town of Gilbert.

This PAD/PDP request is preceded by an application to annex the Property into the City of Chandler with an initial zoning designation of AG-1. 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 up to 3.5 du/ac provided various community amenities are provided.

III. PROPOSED PAD AND PDP

Pastorino Dairy's proposed PAD is for a traditional single family neighborhood that is compatible with the City's General Plan, SECAP, and the surrounding area. Pastorino Dairy is designed as a highly amenitized community whose layout and configuration make good use of a relatively long (1,278± ft.) and narrow (765± ft.) site. There are carefully planned open space areas that will provide residents with a pleasing, active environment to play, relax, or socialize as families and with each other. *See Exhibit 2, Conceptual Site Plan.*

Pastorino Dairy is proposed to be developed for 74 lots on 23.8± gross acres (22.85± net), a density of 3.24 du/net ac. *See Exhibit 2, Conceptual Site Plan.* Lot sizes range from 7,187 square feet to 16,062 square feet, with the average lot size of 7,917 square feet. The primary focal point of Pastorino Dairy is a lushly landscaped and highly amenitized central recreational area, called the community green. *See Exhibit 3, Conceptual Landscape Master Plan and Exhibit 4, Open Space and Amenities.* A looped street and homes surround and face toward this recreational area, incorporating safe neighborhood planning principals while establishing traffic calming measures and views to the distant San Tan Mountains. Residents of the community will also be able to enjoy another amenitized open space area in the southern portion of the Site. The neighborhood crafting principals continue throughout the development by

providing landscape tracts at the end of all streets. The layout and design of Pastorino Dairy creates an attractive and pleasing development within southeast Chandler.

A. Landscaping, Open Space, and Amenities

The landscaping concept for Pastorino Dairy is provided in **Exhibit 3**. As previously mentioned, Pastorino Dairy is planned around the central community green. As residents enter the community, they will be greeted by a tree-lined boulevard with a center landscaped median. The entry boulevard turns into tree-lined streets with homes facing the central recreational area.

The neighborhood is designed to provide access to recreational areas and other open spaces from every street. No home is further than 350 feet from community open spaces. The open spaces are designed to function as one holistic system versus separate stand alone parks, and to facilitate and encourage a community-focused and active lifestyle. The community green is the hub of the community and heavily influences the lifestyle of what the community is about. *See Exhibit 4*. The community green includes gardens, relaxation spaces designed for adult users, activity lawns, a community lawn with a children's stage, and age-separated play areas. Traveling away from this recreational area, the open spaces are connected through short streets with pedestrian oriented walks. The southern amenity area allows open field play and adult fitness activities. *See Exhibit 4*. In addition to the recreational and amenity areas, a community citrus orchard will be located within the open space area at the northeast corner of the Site. *See Exhibit 3*.

The landscaping is planned to be complimentary to southeast Chandler. With the use of the effluent water system, the landscape palette consists of a rich array of plant material that provides a welcoming effect. Ash, elm, palms, and pines, while mainly low-water use, frame the community that uses botanical solutions to create the spaces and promote the livability of Pastorino Dairy.

B. Housing Product and Elevations

Maracay has a series of 45-foot wide home designs prepared for Pastorino Dairy. *See Exhibit 5, Streetscape Perspective and Exhibit 6, Elevations and Floor Plans*. The design criteria for this product included consideration of current homebuyer lifestyle preferences, timeless rather than trendy exterior styling, incorporation of popular elements drawn from Maracay's extensive customer experience, a commitment to crafting inviting neighborhoods and distinctive places, and consideration of structural vistas from all views within the neighborhood. The timeless nature of charming neighborhoods (simple home design with distinct building shapes and roof massing) served as the focus in creating the exterior shaping, massing, and detail of the new series of homes.

As depicted on the Floor Plans and Elevations (**Exhibit 6**), Maracay is proposing nine floor plans, ranging in size from 1,818 square feet to 3,700 square feet. Of the proposed nine floor plans, six are presented with this request.¹ The six proposed floor plans are comprised of five single-story residences and one two-story residence and range in square footage of 1,818 to 2,671. The homes will offer quality architectural elements such as side entry and front entry

¹ Three additional two-story residences are in the preliminary design phases and will be provided to City Staff as such time as the designs are completed. If the additional floor plans and elevations are consistent with this development booklet and the proposed housing product, City Staff may administratively approve them. Should City Staff conclude that they are not consistent with this request, a PDP amendment focused on those three additional floor plans and corresponding elevations will need to be processed.

garages that diversify the streetscape and de-emphasize the dominance of the garage, well defined entryways, and distinct exterior elevations with a variety of roof ridgelines, all of which combine to create an aesthetically pleasing and diverse streetscape within the community.

The varied architecture of Pastorino Dairy, from Spanish, Mission Revival, and Hacienda, will give buyers a wide selection to choose from and promote architectural diversity within the community. Pastorino Dairy's architectural characteristics offer the following identifiable features:

Spanish - This style has gable face accents using stucco recesses, wrought iron details, and clay vent details. Rough sawn wood shutters and rectangular or full radius window and opening shades are provided. The garage door has a carriage door pattern. Flair wall details are provided at the column bases.

Mission Revival – This style has detailed parapet faces and recessed decorative tile accents at the gable faces and windows. Colonial columns are provided at the entry. The garage door has a raised panel design. Eased arch details are located at entry passages and windows.

Hacienda – This style has simple gable and shed roof massing. The windows and entry openings are rectangular shapes. Additional exterior accents include rough sawn wood headers, knee braces, posts, and beam. Wood shutter are provided as accents in key locations to create a visual diverse streetscape. A rustic stone veneer is also strategically located to vary the streetscape. The garage door is a barn door design.

Included as **Exhibit 7** is the **Colors and Materials Palette**. Building exteriors will be finished in stucco, with an assortment of available textures. Color selections will be offered in one of the following methods:

- 1) Minimum of nine (9) color schemes will be available in the community, with each colors scheme being available on any elevation style.
- 2) Minimum of four elevation specific color schemes will be available for each elevation style.

The plans are designed to accommodate a variety of lifestyles and will be able to be altered easily based on buyers' preferences. Further, by utilizing Maracay Homes' Flex Design®, homeowners can further customize floor plans to fit their specific needs. Choices start with Flex Design® floor plan changes, and extend into custom changes, including choices in standard features, options, design selections, pool builders, and landscape contractors. Flex Design® truly gives homebuyers the opportunity to put their own personal touch on their home. Options per plan include enlarged garages, alternate and gourmet kitchen options, additional bedrooms, hobby areas, and guest suites. In offering so many lifestyle choices to buyers, Maracay creates neighborhoods where no two homes are alike.

Maracay creates distinctive product lines that promote a neighborhood's unique identity and enhance the surrounding area. Maracay will meet or exceed the City of Chandler's general requirements and standards as well as the intent of the additional requirements. The combination of architectural creativity and quality workmanship will create an attractive and desirable neighborhood that will maintain a high standard of development for the City and surrounding area.

C. Theme Walls and Entry Monumentation

As depicted in **Exhibit 8, Entry Wall Plan and Elevation**, the entry and community walls contribute strongly to the theme of Pastorino Dairy. The entry communicates the organic elements and timeless accents that characterize the look and feel of the rest of the community. The style and theme is meant to be true to the surrounding area without reliance upon an imported architectural style. The sign wall located on the southeast corner of Ocotillo Road and the entry drive represents a living wall with trellis elements surrounding the signage. A hierarchy of theme walls includes a slump block wall and wrought iron fencing on the perimeter and stained/painted color CMU with a flashed brick cap within visible areas of the community. See **Exhibit 9, Wall Plan and Wall Types**.

D. SECAP Community Amenities for Density Incentives

Under the SECAP, to achieve a density of 3.0 du/ac to 3.25 du/ac (Increment 3), a community must provide the two required elements, and the optional elements totaling a minimum of four points. Pastorino Dairy’s design satisfies the two required elements and meets five of the optional elements, where only four are required. **Appendix A** identifies the Community Amenities planned for Pastorino Dairy that qualify for the required Density Incentives for Increment 3.

E. Subdivision Diversity Elements

Pastorino Dairy is designed to meet the goals of the City’s Residential Subdivision Diversity Standards. Pastorino Dairy satisfies the eight required elements and ten of the optional elements², as required. **Appendix B** identifies the Subdivision Diversity Standards that Pastorino Dairy satisfies.

F. Architectural Diversity Elements

Pastorino Dairy is designed to meet the goals of the City’s Residential Architectural Diversity Standards. Pastorino Dairy satisfies the nine required elements and seven of the optional elements³, as required. **Appendix C** identifies the Architectural Diversity Standards that Pastorino Dairy satisfies.

G. Development Standards

Maracay is proposing the following development standards for all lots within Pastorino Dairy:

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 component
Rear Yard Setback	20 feet for single story; 30 feet for a single story along an arterial street 30 feet for two story; 40 feet for a two story

² A minimum of 10 of the 21 optional elements must be met.

³ A minimum of 7 of the 13 optional elements must be met.

	along an arterial street
Side Yard Setback	5 and 10 feet
Minimum Lot Area	7,000 square feet
Minimum Lot Width	60 feet
Maximum Lot Coverage	60%

H. Circulation

Regional access to Pastorino Dairy is provided via the San Tan 202 which is located 2 ½ miles north of the community. The main entrance to the community is off of Ocotillo Road. *See Exhibit 2.* Within the community, the streets are configured in a manner that will provide views of the community open spaces, reduce vehicle speed/traffic calming, and create a quiet, safer neighborhood. A secondary/emergency access point will be provided at the southwestern portion of the community with emergency vehicle ingress/egress to Lindsay Road.

IV. MISCELLANEOUS

A. Grading and Drainage

The **Preliminary Grading and Drainage Map** is attached as **Exhibit 10**. The lots and streets will be graded to convey storm water to the project retention basins. All project drainage systems will be designed and constructed according to City of Chandler standards.

B. Utilities

Water, Reclaimed Water and Sanitary Sewer: Provided by the City of Chandler. Connections will be made to the existing main lines running along the project frontage to Ocotillo Road.

Electricity: Provided by Salt River Project. Connection will be made to the existing electrical facilities along the project frontage to Ocotillo Road.

Natural Gas: Provided by Southwest Gas.

Telephone/Data/Cable TV: Provided by CenturyLink (formerly Qwest) and Cox Communications.

C. Deviations

Maracay is requesting a deviation from one of the SECAP Density Incentives, as is discussed in greater detail in Section III.D above.

V. PRELIMINARY PLAT

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

VI. PROJECT TEAM

Owner/Builder: Maracay Homes
Attn: Tom Lemon
Jason Weber
15279 N. Scottsdale Rd., Suite 300
Scottsdale, AZ 85254
Phone: (480) 970-6000
Fax: (480) 556-7894

Architect: BSB Architects
Attn: Brad Sonneneburg
6125 E. Indian School Rd
Scottsdale, Arizona 85251
Phone: (480) 663-2122
Fax: (480) 994-9134

Landscape Architect: Anderson Baron
Attn: Brett Anderson
88 S. San Marcos Pl., Ste. 101
Chandler, AZ 85225
Phone: (480) 699-7956
Fax: (480) 699-7986

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

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

Approval of the proposed development of Pastorino Dairy will allow for the creation of a distinctive residential community that adds to the character and quality of the surrounding environment. Residents will enjoy a highly amenitized neighborhood centered on a signature community green, complemented by a southern amenity area, and enhanced by other richly landscaped open space areas such as the community citrus grove. Maracay envisions a community where children play on the children's stage and chalkboard while their parents relax beneath the shade of the group ramada following a morning of exercise on the yoga lawn or

PRELIMINARY PLAT FOR PASTORINO DAIRY

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

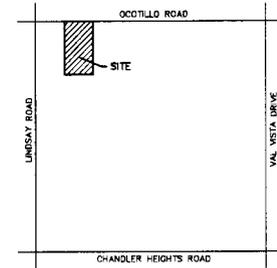
LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
EXCEPT THE WEST 554.04 FEET

LEGEND

- SUBDIVISION CORNER
- BRASS CAP FLUSH
- MONUMENT AS NOTED
- BRASS CAP IN HAND HOLE
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- EXISTING GAS MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SIGN
- EXISTING ELECTRICAL PULL BOX
- EXISTING TELEPHONE PEDISTAL
- EXISTING GUY WIRE
- EXISTING POWER POLE
- MODEL HOME SITE
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- EASEMENT LINE
- RIGHT OF WAY
- EXISTING CONTOUR & ELEVATION
- EXISTING FENCE
- EX W EXISTING WATER
- EX S EXISTING SEWER
- EX G EXISTING GAS
- OHU EXISTING OVERHEAD UTILITY LINES
- B'S PROPOSED SEWER
- B'W PROPOSED WATER

Lot Area Table		Lot Area Table		Lot Area Table		Lot Area Table		Lot Area Table		Lot Area Table		Lot Area Table		Lot Area Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	8157.42	11	7863.05	21	7522.30	31	7500.00	41	7500.00	51	7200.00	61	7200.00	71	7852.04
2	8100.00	12	7859.16	22	7534.80	32	7500.00	42	7500.00	52	7200.00	62	7200.00	72	7858.84
3	8100.00	13	7739.77	23	7537.28	33	7500.00	43	7487.50	53	7200.00	63	7187.50	73	7835.25
4	7800.00	14	16082.42	24	7534.80	34	7500.00	44	7487.50	54	7187.50	64	8934.39	74	7809.98
5	7800.00	15	11744.42	25	7522.30	35	7499.99	45	7500.00	55	7187.50	65	7953.53		
6	7800.00	16	7433.57	26	10019.12	36	7374.87	46	7406.66	56	7200.00	66	7998.97		
7	8528.08	17	8079.25	27	10208.33	37	7577.40	47	7745.45	57	7200.00	67	7975.58		
8	7303.83	18	7893.89	28	7931.48	38	7458.81	48	7187.50	58	7200.00	68	7952.18		
9	7857.55	19	9168.77	29	8095.14	39	7500.00	49	7200.00	59	7200.00	69	7528.80		
10	7858.09	20	10019.12	30	7487.50	40	7500.00	50	7200.00	60	7200.00	70	7905.42		



VICINITY MAP
N.T.S.

OWNER/DEVELOPER:
MARACAY 91, L.L.C.
18279 N SCOTTSDALE ROAD
SUITE 300
SCOTTSDALE, AZ 85254
PHONE: (480) 348-5210
CONTACT: JASON WEBER

ENGINEER:
VANTAGE RESOURCES LLC
3010 S. PINEST. DR. SUITE 102
CHANDLER, AZ 85282
PHONE: (480)829-8830
CONTACT: TROY PETERSON

BASIS OF BEARING
THE BASIS OF BEARING SOUTH 89 DEGREES 00 MINUTES 01 SECONDS EAST -
ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP
2 SOUTH, RANGE 8 EAST, ASSUMED DATUM

BENCHMARK
CITY OF CHANDLER BENCHMARK #48 - SECTION 24, 12S, R5E, J' BRASS CAP IN
CONCRETE, 200' SOUTH OF INTERSECTION OF OCOTILLO RD AND GILBERT RD, 1'
WEST OF EDGE OF PAVEMENT, 3' EAST OF CONCRETE LINED DITCH,
(NORTHING 871836.611, EASTING 738972.720 - NAVD 88 ELEVATION 1255.58)

SITE DATA

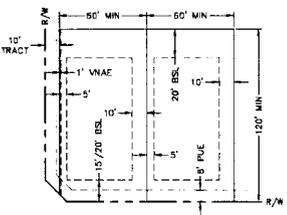
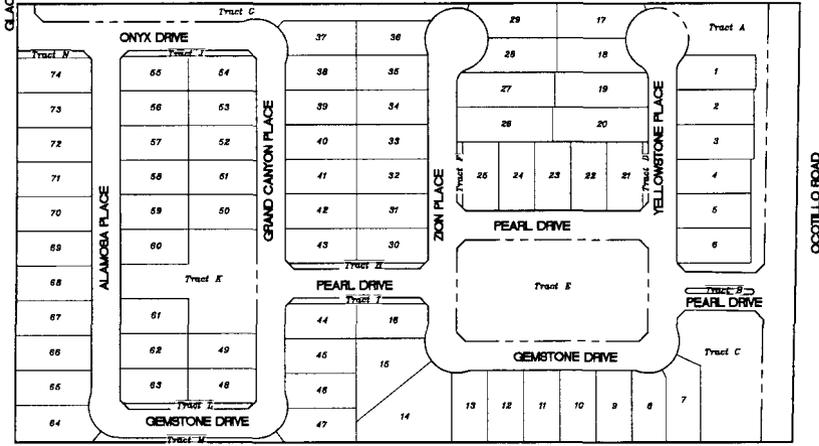
ZONING:	PAO - PLANNED AREA DEVELOPMENT
TOTAL SINGLE FAMILY LOTS:	74
GROSS AREA:	23.80 ac
NET AREA:	22.85 ac
OPEN SPACE:	4.08 ac
DENSITY:	3.24 du/ac
MIN LOT SIZE:	607 x 207
MIN LOT AREA:	7,187 sf
MAX LOT AREA:	18,082 sf
AVERAGE LOT AREA:	7,917 sf
F.E.W.A. ZONE:	ZONE "X"
LATITUDE:	33° 14' 53"
LONGITUDE:	111° 48' 10"

UTILITY SERVICES

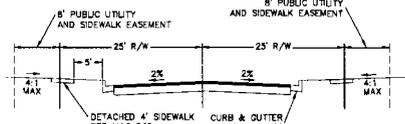
WATER:	CITY OF CHANDLER
SEWER:	CITY OF CHANDLER
ELECTRIC:	SALT RIVER PROJECT
TELEPHONE:	CENTURY LINK
CABLE:	COX COMMUNICATIONS
GAS:	SOUTHWEST GAS
RECLAIMED WATER:	CITY OF CHANDLER

FLOOD ZONE CERTIFICATION:
SUBJECT PARCEL LIES WITHIN ZONE "X" AND HAS BEEN DETERMINED TO BE AREAS OF
500-YEAR FLOOD; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL
CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA
OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL
CHANCE FLOOD ACCORDING TO CURRENT FLOOD INSURANCE RATE MAP NO.
04012C3035H, DATED SEPTEMBER 30, 2005, PANEL 5035 OF 4350.

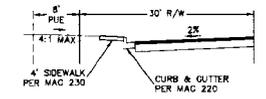
- NOTES:**
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
 - THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
 - 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.



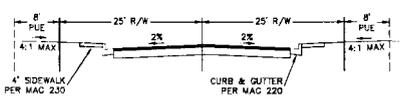
TYPICAL LOT DETAIL
N.T.S.



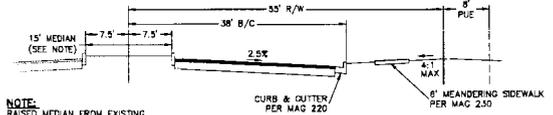
LOCAL 'TREE LINED' STREET SECTION
PER C.O.C. DETAIL C-213 N.T.S.



GLACIER PLACE SECTION
PER C.O.C. DETAIL C-210 N.T.S.



LOCAL STREET SECTION
PER C.O.C. DETAIL C-213 N.T.S.



MINOR ARTERIAL SECTION
PER C.O.C. DETAIL C-205 N.T.S.

1"=100'
SHEET INDEX
PPT1 COVER SHEET
PPT2 PRELIMINARY PLAT

NOTE:
RAISED MEDIAN FROM EXISTING
MEDIAN TO PEARL DRIVE
STRIPED MEDIAN FROM PEARL
DRIVE TO EASTERN BOUNDARY

C.O.C. LOG NO. PPT 11-0005

DATE	
REVISION	
REV.	

PASTORINO DAIRY
OCOTILLO ROAD & LINDSAY ROAD
CHANDLER, ARIZONA

PRELIMINARY PLAT

VANTAGE RESOURCES LLC
A Blount Company

3010 S. PINEST. DR. STE 101
CHANDLER, ARIZONA 85282
PH (480) 829-8830
OR (480) 829-8830
WWW.VANTAGERESOURCES.COM

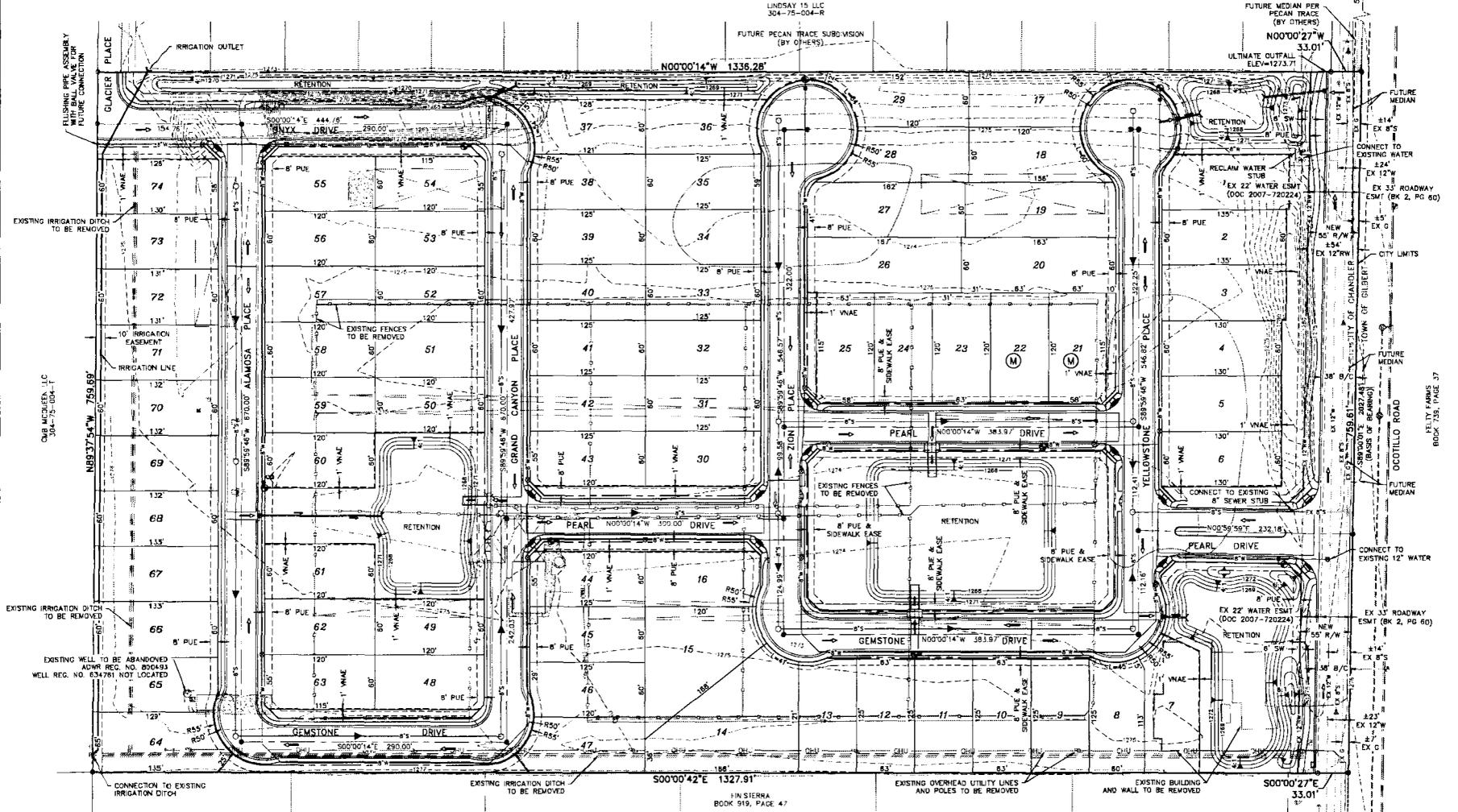
PROJ. NO.:	9533
SCALE:	AS NOTED
DRAWN:	SKF
DATE:	DEC 2011
DWG. NO.:	PP01

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 spacing, shall be made without the written consent of Vantage Resources, LLC. Information is shown for reference only.

SUBJECT: 27 E 275125
LINDSAY ROAD

W 1/4 CORNER
SECTION 20, T2S-R6E
COTTON PICKER SPINDLE

NW CORNER
SECTION 20, T2S-R6E
3" BRASS CAP IN HAND HOLE



NOTE:
ALL EXISTING BUILDINGS, STRUCTURES
AND FENCES TO BE REMOVED

Tract Area Table			
Tract #	Use	Area (sf)	Area (ac)
Tract A	Landscape, Drainage & Open Space	24440.00	0.5611
Tract B	Landscape & Open Space	1058.43	0.0243
Tract C	Landscape, Drainage & Open Space	27692.68	0.6357
Tract D	Landscape & Open Space	1103.00	0.0253
Tract E	Landscape, Drainage & Open Space	57851.45	1.3281

Tract Area Table			
Tract #	Use	Area (sf)	Area (ac)
Tract F	Landscape, Drainage & Open Space	1100.00	0.0253
Tract G	Landscape, Drainage & Open Space	22114.71	0.5077
Tract H	Landscape & Open Space	2300.00	0.0528
Tract I	Landscape, Drainage & Open Space	2300.00	0.0528
Tract J	Landscape & Open Space	2200.00	0.0505

Tract Area Table			
Tract #	Use	Area (sf)	Area (ac)
Tract K	Landscape, Drainage & Open Space	28900.00	0.6612
Tract L	Landscape & Open Space	2200.00	0.0505
Tract M	Landscape & Open Space	3025.57	0.0695
Tract N	Landscape & Open Space	1587.40	0.0364

DATE	REVISION

PASTORINO DAIRY
COOTILLO ROAD & LINDSAY ROAD
CHANDLER, ARIZONA
PRELIMINARY PLAT

3010 SOUTH PINEHURST DR. STE 101
TAMPA, FLORIDA 33613
TEL: (813) 440-8822
FAX: (813) 440-8823
WWW.VANTAGE-RESOURCES.COM
CONSTRUCTION MANAGEMENT SERVICES
A Bowmar Company



PROJ NO: 9533
SCALE: AS NOTED
DRAWING: SFT
DATE: DEC 2011

DWG. NO.
PP02

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 CUB MCQUEEN, LLC 304-75-004-K
 CUB MCQUEEN, LLC 304-75-004-K

ORDINANCE NO. 4337

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) DISTRICT TO PLANNED AREA DEVELOPMENT (PAD) IN CASE DVR11-0029 (PASTORINO DAIRY) 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. 1. Development shall be in substantial conformance with Exhibit No. 6, Development Booklet, entitled "Pastorino Dairy", and kept on file in the City of Chandler Planning Division, in File No. DVR11-0029, except as modified by condition herein.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.

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. 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.
9. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
10. 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.

11. No more than two identical side-by-side roof slopes should be constructed along arterial or collector streets or public open space.
12. The same elevation shall not be built side-by-side or directly across the street from one another.
13. All homes built on corner lots within the residential subdivision shall be single-story.
14. 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.
15. The applicant shall work with Staff to provide additional architectural elements to the elevations, such as but not limited to, shutter detailing, recessed and/or arched windows, and iron detailing.
16. Any additional housing product shall carry an architectural level of design consistent with the presented housing product, and as conditioned.
17. 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 Pastorino Dairy development shall use treated effluent to maintain open space, common areas, and landscape tracts.

- 18. 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 ranchette and animal privilege properties 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 agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/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. 4334 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:

Exhibit "A"
Pastorino Dairy
Legal Description

That part of the northwest quarter of Section 20, Township 2 South, Range 6 East, Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northwest corner of said Section 20;

Thence South 89 degrees 00 minutes 01 seconds East along the north line of said Section 20, a distance of 554.13 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 89 degrees 00 minutes 01 seconds East along said north line, a distance of 759.61 feet to a point from which the North quarter corner of said Section 20 is 1313.74 feet;

Thence leaving said north line South 00 degrees 00 minutes 27 seconds East a distance of 33.01 feet;

Thence South 00 degrees 00 minutes 42 seconds East a distance of 1327.91 feet;

Thence North 89 degrees 37 minutes 54 seconds West a distance of 759.69 feet;

Thence North 00 degrees 00 minutes 14 seconds West a distance of 1336.28 feet;

Thence North 00 degrees 00 minutes 27 seconds West a distance of 33.01 feet to a point on the north line of Section 20, said point also being the TRUE POINT OF BEGINNING.

Excluding the northern 33.01 feet.

Described parcel comprises an area of 1,036,908 Sq. Ft. or 23.8041 Ac, more or less.