



**MEMORANDUM                      Transportation & Development - CC Memo No. 12-016**

**DATE:**            FEBRUARY 3, 2012

**TO:**                MAYOR AND CITY COUNCIL

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

**FROM:**            ERIK SWANSON, CITY PLANNER *[Signature]*

**SUBJECT:**        DVR11-0038/PPT11-0008 FINISTERRA  
                         Introduction and Tentative Adoption of Ordinance No. 4352

**Request:**            Rezoning from Single-Family Residential (SF-18) to Planned Area Development (PAD), along with Preliminary Development Plan and Preliminary Plat approval for a 133-lot single-family residential subdivision

**Location:**           Southwest corner of Ocotillo Road and the future 148<sup>th</sup> Street alignment

**Applicant:**           Mari Flynn; Silver Fern Management, LLC

**RECOMMENDATION**

The request is for Rezoning from Single-Family Residential (SF-18) to Planned Area Development (PAD), along with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for a 133-lot single-family residential subdivision on an approximate 40.8 acre site. Planning Commission and Staff, upon finding consistency with the General Plan and Southeast Chandler Area Plan, recommend approval with conditions.

**BACKGROUND**

The subject site is located at the southwest corner of Ocotillo Road and the future 148<sup>th</sup> Street alignment. The site was recently annexed and received city initial zoning of SF-18. Directly west is the recently approved Pastorino Dairy. North across Ocotillo Road is a developed single-family residential subdivision located within the jurisdiction of the Town of Gilbert; east is

agricultural land, also within the Town of Gilbert. South is vacant land within the County, but within the municipal boundary of Chandler.

The site was in the process of being developed in the County, but ultimately completion was not finalized. Upon purchasing the property, the current owner received annexation and the granting of a city initial zoning designation. The current zoning on the site is SF-18, allowing for the development of single-family homes on lots not less than 18,000 square feet. The current request is to rezone the property to Planned Area Development for single-family residential to allow the development of homes on lots of 7,200 square feet. Housing product is not requested with this application; requiring separate Preliminary Development Plan submittal and approval.

The General Plan identifies the subject site is located within the SECAP, and designated as supporting "Traditional Suburban Character" type development. 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 3.5 dwelling units per acre based on the net acreage of the subdivision, requiring the development to meet five points as outlined in the SECAP. Additionally, the development will need to meet the requirements as outlined in the Residential Development Standards (RDS).

### **SUBDIVISION LAYOUT**

The current layout remains very similar with development that had occurred prior to the annexation. The design has maintained consistency due to a number of partially completed improvements that had taken place while the subdivision was being developed in the county, such as; grading, the laying of sewer and water lines, and curbing. Additionally, due to the previous development, all streets within the subdivision are private.

A single point of access is provided along Ocotillo Road that is bisected by a large fountain feature. Additionally, on either side of the entrance are large multi-level landscaped berms that feature gabion walls. Following the entry, landscape boulevards run the depth of the subdivision terminating at a grove of oak trees and large community garden area. In an effort to provide a softer look to the landscaped area, a 5' wide compacted meandering granite trail will run the length of the outdoor area on the east side of the amenity area that will wrap around the southern end of the subdivision connecting to 148<sup>th</sup> Street. Various pedestrian connections will be provided on the west side of the amenity area. Where amenities are provided within the landscaped area, they will be located central to the outdoor area and hedging will be provided around them in an effort to prevent children and other items from entering into the adjacent streets. The street adjacent to the outdoor amenity area will be tree-lined, further highlighting the centralized open space area and creating a strong sense of arrival.

The existing perimeter wall that was constructed with the prior development will be demolished along Ocotillo Road, and will be salvaged where possible. Along Ocotillo Road various staggers will be provided to enhance visual interest along the arterial streetscape. Three types of walls will be provided within the development. The theme wall will be the dominant wall detail throughout the subdivision with a typical dooley wall design being provided between lots. View

fencing is provided along the southern end of the subdivision. While the developer acknowledges that the current design does not meet pool enclosure requirements, the developer prefers the design rather than meeting enclosure requirements.

As part of the review, the subdivision needs to meet a number of the standards as outlined in the RDS and the SECAP. The 3.5 du/ac density requires that five points of the optional elements as outlined in the SECAP be provided. Elements provided include bi-level/tri-level landscaping provided at the entrance; a community garden and grove area; small loop drives around centralized common open space; view corridors to the San Tan Mountains; and various educational signs as part of the garden/grove area relating back to the historic agricultural uses of the land.

In addition to meeting the requirements within the SECAP, the subdivision also needs to provide a certain number of requirements as outlined in the RDS. Due to the size of all lots being at least 7,000 square feet, all eight required elements and ten optional elements are required; the complete list of standards that are achieved are provided in the development booklet. Since the request does not include housing product, a future PDP will be required for the product at which point in time the product will be reviewed to determine conformity with the RDS for housing product.

### **DISCUSSION**

The applicant is requesting deviation from the RDS option of requiring either wider corner lots (widen by 10') or providing a ten foot landscape tract adjacent to the corner lot. Due to the previous layout of improvements, in order to meet the requirement various meters would have been relocated to make the additional one and one-half foot. The lots that are adjacent to the reduced landscape tract are lots 13, 14, 28, 29, 43, 44, 79, 80, 104, 105, 118 and 119. In an effort to offset this, a 20-foot landscape tract will be provided adjacent to lots 22, 35, 98, 111, 112 and 125. Planning Commission and Staff support the deviation citing that the deficiency is compensated for by providing the widened landscaped tract.

The subdivision poses a unique circumstance where a number of the improvements and design of the subdivision was imposed by previous development actions; however, in spite of this, the development team worked to try and meet as many standards as possible without trying to make major modification to the site layout, which would have made the project more cost prohibitive. Planning Commission and Staff believe that the design represents a quality subdivision that approaches outdoor amenities in a unique fashion and contributes to the overall quality of subdivisions in the SECAP.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

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

- A neighborhood meeting was held on Tuesday, January 24, 2012. 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 (Veitch)

Staff inadvertently left out four typical conditions of approval. The conditions are included as nos. 11-14, and address the use of effluent, surrounding agricultural uses, and the City InfoMap.

**RECOMMENDED ACTIONS**

**Rezoning**

Planning Commission and Staff, upon finding consistency with the General Plan and the SECAP, recommend approval of DVR11-0038 FINISTERRA, Rezoning from Single-Family Residential (SF-18) to Planned Area Development (PAD), subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Finisterra" and kept on file in the City of Chandler Planning Division, in File No. DVR11-0038, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
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. 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 Finisterra development shall use treated effluent to maintain open space, common areas, and landscape tracts.

12. 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 an existing dairy farm and animal privileged 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 an existing dairy farm located directly west of the subject property as well as other agricultural properties that have cow, horse, and other animal privileges, 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.

13. 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.
14. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

#### **Preliminary Development Plan**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR11-0038 FINISTERRA, Preliminary Development Plan for subdivision layout, subject to the following conditions:

1. Preliminary Development Plan approval is for subdivision layout only.
2. Development shall be in substantial conformance with Exhibit No. 7, Development Booklet, entitled "Finisterra", and kept on file in the City of Chandler Planning Division, in File No. DVR11-0038, except as modified by condition herein.

#### **Preliminary Plat**

Planning Commission and Staff recommend approval of the Preliminary Plat PPT11-0008 FINISTERRA, 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 MOTIONS**

#### **Rezoning**

Move to introduce and tentatively adopt Ordinance No. 4352 approving DVR11-0038 FINISTERRA, Rezoning from SF-18 to PAD, subject to the conditions as recommended by Planning Commission and Staff.

#### **Preliminary Development Plan**

Move to approve DVR11-0038 FINISTERRA, Preliminary Development Plan for subdivision layout subject to the conditions recommended by Planning Commission and Staff.

#### **Preliminary Plat**

Move to approve PPT11-0008 FINISTERRA, Preliminary Plat for a 133 lot single-family residential subdivision, subject to the condition recommended by Planning Commission and Staff.

### **Attachments**

1. Vicinity Maps
2. Landscape Plan
3. Amenity Access Study Plan
4. Wall Plan
5. Applicant Narrative
6. Preliminary Plat
7. Ordinance No. 4352
8. Development Booklet

COUNTY

AG-1

Town of Gilbert

Lindsay Rd.

Ocotillo Rd.

Project Site

PAD

ZION PL

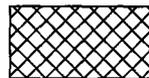
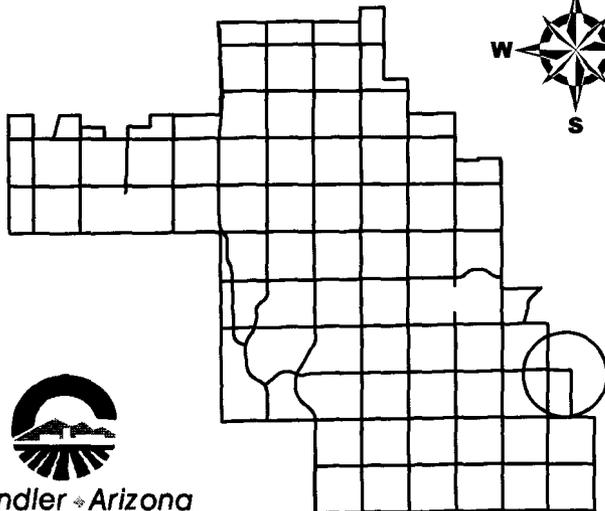
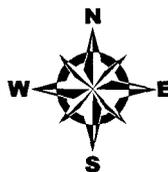
PAD

GRANITE DR

GLACIER PL

COUNTY

# Vicinity Map



DVR11-0038

Finisterra



Chandler Arizona  
Where Values Make The Difference

CITY OF CHANDLER 10/26/2011



## Vicinity Map



DVR11-0038

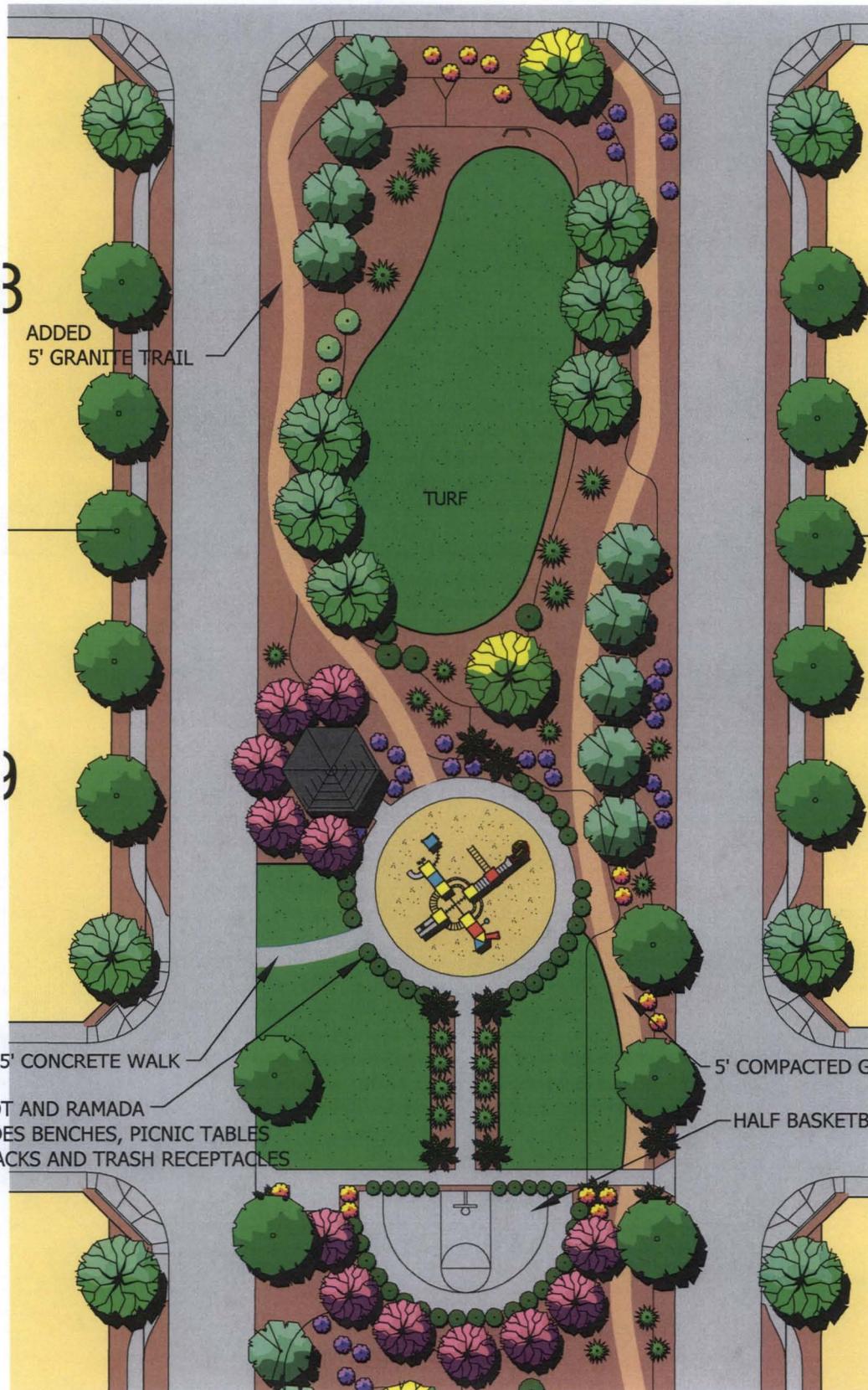
Finisterra



Chandler • Arizona  
Where Values Make The Difference

CITY OF CHANDLER 10/26/2011





ADDED 5' GRANITE TRAIL

ADDED 5' CONCRETE WALK

TOT LOT AND RAMADA  
INCLUDES BENCHES, PICNIC TABLES  
BIKE RACKS AND TRASH RECEPTACLES

5' COMPACTED GRANITE TRAIL

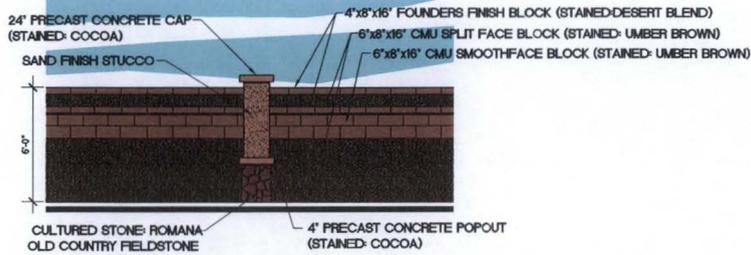
HALF BASKETBALL COURT

Chandler, Arizona

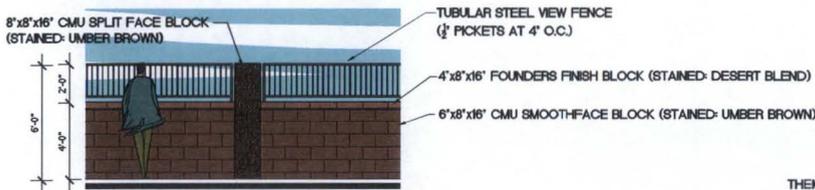
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# Finisterra

AMENITY ACCESS STUDY



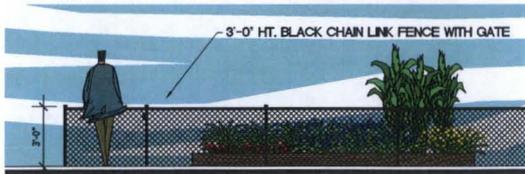
**(A) THEME WALL** NO SCALE



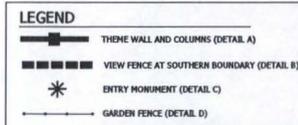
**(B) VIEW FENCE AT SOUTHERN BOUNDARY** NO SCALE



**(C) ENTRY MONUMENT** NO SCALE  
NOTE: ALL MATERIAL SELECTIONS ARE CONCEPTUAL. FINAL CONSTRUCTED ELEMENTS ARE REQUIRED TO ACHIEVE A SIMILAR THEME BUT ARE ALLOWED "OR EQUIVALENT" MATERIAL SELECTIONS.



**(D) COMMUNITY GARDEN FENCE** NO SCALE



EXISTING 6" CMU PRIVACY WALL TO REMAIN  
NOTE: REMAINING WALLS NOT IDENTIFIED GRAPHICALLY (SUCH AS WALLS BETWEEN LOTS AND INTERIOR SIDE YARD WALLS) ARE 6'-0" (4" CMU) IN LINE PLASTER WALLS, TYP.

# Finisterra

Chandler, Arizona

## CONCEPTUAL WALL AND ENTRY PLAN

**EXHIBIT G**

0 80' 160' 320' Jan 2012

**Ironwood Planning**  
Landscape Architecture  
Land Planning  
(PH.) 623-362-1375  
(FX) 623-362-2913  
Email: ironwood@iron.net

WALL PLAN

# FINISTERRA

## I. INTRODUCTION

The property is located at the southwest corner of Ocotillo Road and 148<sup>th</sup> Street and consists of approximately 40.83 gross acres with a landplan consisting of 133 single-family detached residential lots for a density of 3.50 du/ac net ("the Site"). The intent of the Planned Area Development ("PAD") for Finisterra is to allow the completion of the existing partially improved development as a small master planned subdivision in a redesigned configuration which offers an integrated neighborhood of single-family residential homes with a centralized and fully amenitized recreational open space while utilizing previously designed and installed infrastructure. The Site was originally entitled and partially developed within unincorporated Maricopa County. Two of the originally platted and subdivided lots are owned by separate entities. Subdivided landowners of Lots 6 and 31 have submitted letters of zoning and platting authorization which can be found in the City project zoning file for the Site.

The Site is subdivided via a recorded final plat and contains partially finished lots including installed wastewater and water services, entry amenities and theme fence. It is the intent of the landplan to conform with and utilize previously installed services and ultimately complete the improvements to City standards. All the lots have a minimum width of 60 feet, a minimum depth of 120 feet and a minimum lot area of 7,200 square feet while maintaining a 7,572 square foot average lot area. The total proposed density of this residential development is 3.5 du/ac net). The main building and all accessory buildings or structures on each lot shall not occupy more than 45% of the total lot area.

The Site conforms to the City's General Plan, the Southeast Chandler Area Plan and City's Residential Standards for PAD's. Applicant is requesting that the Site be zoned PAD Single-Family, together with PDP approval for Single-Family Subdivision Diversity. Applicant is also requesting Preliminary Plat approval. Applicant is not requesting PDP Architectural Diversity approval at this time. Finisterra homebuilder(s) will submit a separate PDP request (addressing the City's Architectural Diversity Guidelines) for approval prior to the issuance of single-family building permits.

## II. THE SITE AND SURROUNDING CONDITIONS

A vicinity map and aerial views of the Site and surrounding area follow respectively as **Exhibit A** and **Exhibit B**. The Site is partially developed and initially zoned R1-18 RUPD in Maricopa County and was recently annexed into the City of Chandler. The Site is bound on the north by Ocotillo Road and the Felty Farms single-family residential community within the Town of Gilbert municipal boundary, 148<sup>th</sup> Street on the east with agricultural usage beyond within the Town of Gilbert, agricultural land use to the south located within unincorporated Maricopa County and the Pastorino Dairy to the west recently annexed into the City of Chandler and rezoned to PAD..

### III. ADOPTED LAND USE PLANS

#### A. Chandler Land Use Element

The Chandler Land Use Element (“CLUE”) designates the Site as being located within the Southeast Chandler Area Plan.

#### B. Southeast Chandler Area Plan

Finisterra is located within the Southeast Chandler Area Plan (“Area Plan”). The Area Plan Vision Plan which follows as **Exhibit C** identifies the Site as Traditional Suburban Character and allows development (without “Density Incentives”) up to 2.5 du/acre. With Density Incentives, development is permitted up to 3.5 du/acre. As is explained below, the Site will utilize, incorporate and exceeds Density Incentives to achieve the approximate 3.50 net du/acre contemplated within the plan.

### IV. THE PROPOSED FINISTERRA PAD AND SUBDIVISION PDP

#### A. Overview

Finisterra is entirely single family residential in character. No commercial or industrial usages are proposed. This request for PAD Single-Family Residential is for the development of a residential subdivision in concurrence with the Area Plan’s Traditional Suburban Character. The fully-amenitized central corridor provides a visible open space with clear views to the San Tan Mountains while extending and encouraging pedestrian interconnectivity. The community garden concept pays tribute to the rich historical usages while providing a long term interactive family based-community usage. The Preliminary Development Plan for Finisterra is provided as **Exhibit D**.

Finisterra will include:

- a medium density Residential single-family development with an amenity package to be in compliance with the Area Plan having an overall density of 3.50 du/ac net residential dwelling units per acre.
- usable open spaces that encompasses approximately 20.08% of the community.
- an easily accessible, centralized active recreation area containing a tot lot, half basketball court, grass multi-use recreational area, ramada, park benches, picnic tables, soft surface trail/jogging path, delineated access points to centralized amenities from the east and west providing a visual separation from vehicular corridors and continues through the Site with a community garden providing pedestrian friendly community interconnectivity from Ocotillo at the north to 148<sup>th</sup> Street at the southeast.
- a pleasing and aesthetic residential loop road system creating an interesting streetscape that offers safe, internal access, parking and pedestrian accessibility from all portions of the subdivision.
- an enhanced landscaped entry with rock formation water feature, terraced landscaping achieved with the use of (2) 2 foot tall rustic gabion wall and layered draught tolerant ground cover and plant materials as illustrated in the

Conceptual Entry Monument Exhibit F1, and permanent monument signage that provides a true sense of arrival and identity to the community.

- a community garden located within Tract M framed with orchard themed plant materials and security aesthetic fence paying homage to regional historical land usages while providing an interactive community amenity.
- interpretive educational point of interest placards strategically placed throughout the open space area relating to the agricultural heritage and history of the area will be provided.
- approximately 80' on average of landscaped area set back of the curb along Ocotillo Road with undulating theme wall; and
- an arterial frontage design that is dominated with open space and enhanced theme wall providing rural character by the use of staggers, openings, thoughtful plant palette and/or material diversity.

Finisterra Conceptual Landscape and Planting Plan, Conceptual Amenity Plan, and Conceptual Hardscape, Conceptual Entry Monument Elevation, Wall and Entry Plan follow as **Exhibits E, F, F1 and G** respectfully. Following those is the Road Cross Section Plan (**Exhibit H**). Finisterra Preliminary Plat is set forth as **Exhibit I**.

#### **B. Local Streets/Collectors/Arterials**

Finisterra main entrance is provided from Ocotillo Road. Ocotillo will be improved with full 55' minor arterial half-street improvements that include two (2) travel lanes with median, curb and gutter, deceleration lane into the subdivision, meandering sidewalk and landscaping along the entire project frontage. Two full-directional access points are provided into the subdivision while still limiting flow-thru traffic. A secondary entry at the southeast corner of the community from 148<sup>th</sup> Street provides an alternative means of ingress/egress for residents and emergency vehicles. Upon entering the Site, residents will be greeted with a beautiful water feature and roundabout with permanent monument signage creating a strong sense of community identity. Beyond the roundabout, traffic is directed around a large central landscaped park area approximately 100 feet wide that separates the incoming and outgoing traffic. This central park area acts as a visual buffer for Finisterra facilitating a sense of neighborhood arrival and aesthetic first impression. The landplan creates a main boulevard that segways to views of the San Tan Mountains drawing the scenic background into the community. Cul-de-sacs with diversity features are offered on Yellowstone Court and Glacier Place.

The residential private streets are designed with relatively short block lengths utilizing knuckles and cul-de-sacs for visual interest separated by the central park area. The circulation concept provides a safe and attractive neighborhood look and feel to the subdivision. The reduced street sections mitigate the feel of hard surface pavement generating a continued rural feel. Local private street cross sections will include a 32' back-of-curb to back-of-curb with and 8 foot PUE and 4 foot sidewalk on both sides of the street. A Road Cross-Section Plan for the development is presented as **Exhibit H**.

#### **C. Entry Monumentation and Walls**

As shown on the Conceptual Hardscape Detail, Conceptual Entry Elevation, Wall and Entry Plan, primary permanent monument signage will be placed within the Ocotillo Road

main entry into the Site. Details and elevations for the entry signage are provided on the Conceptual Hardscape Detail, Wall and Entry Plan (**Exhibit G**), providing a view into the community open space and establishing a rural theme.

Finisterra will have a theme wall along the Ocotillo Road frontage utilizing a combination of staggers, materials, solid fencing and gabion wall details adjacent to open space to creating a visually pleasing streetscape along this minor arterial road (designated as elevation A) and further illustrated in **Exhibit F1**. A 6-foot tall aesthetically pleasing subdivision perimeter wall (elevations A and B) incorporating a variety of colors and textures will be placed along the eastern, southern and western boundaries of the Site. The community garden will be designated with a 3 foot fence (designated as elevation D). The location and design criteria of each of these walls are presented on the Conceptual Landscape and Planting Plan (**Exhibit E**) and the Conceptual Hardscape Details, Wall and Entry Plan (**Exhibit G**).

A modified 6-foot tall subdivision view fence is proposed along the rear lot lines of a majority of the interior lots that back onto the centralized common area open space of the Site. The view fence will be a 4-foot block wall with a 2-foot wrought iron top. The location (including the view fence options) and design criteria for this view fence are presented on the Conceptual Landscape and Planting Plan (**Exhibit E**), and Conceptual Hardscape Details, Wall and Entry Plan (**Exhibit G**).

**D. Landscape, Open Space and Amenities**

A major objective of this PAD is to provide for the development of a well-planned neighborhood that incorporates community open spaces, recreational amenities which promote community involvement and a visual cohesiveness of landscape and architectural elements capitalizing on historical property lineage and natural beauty. Finisterra has been designed to consist of 133 single-family detached residential homes, utilizing a wide-open landscaped open space corridor that begins as a destination point with a rock formation and water entry feature and flows continuously throughout with meandering greenbelts terminating with a community garden anticipated to encourage future community interaction. The Preliminary Development Plan (**Exhibit D**) shows the relationship and connection between the abundantly landscaped entry, the centralized open space and community garden. The Conceptual Landscape and Planting Plan, and Conceptual Amenity Plan herein contained and attached as (**Exhibits E and F** respectively) illustrate the conceptual plant palette, conceptual amenity locations, design and uses of the proposed open space, entry feature and active recreation areas.

Finisterra is a well-conceived small master planned residential development that has been designed to invite residents to walk, ride, play and mingle in a diverse open community. The community garden nestled within the southern open space area of the community provides a unique amenity which reinforces community involvement and participation. The open space areas are advantageously placed to lend an open, engaging atmosphere to the neighborhood. The entry water feature sets the tone for the community and is supplied by an effluent water source. The oversized 70' wide open space area along the southern boundary delivers a natural landscaped buffer for the southern residential lots and affords potential future growth of the community garden. The Site includes a total open space area of 8.19± acres which is approximately 20.08% of the Finisterra total acreage (40.832±). The 8.19± acres of open space is comprised primarily of a centralized active recreation area with hard and soft surface trails and

paths providing pedestrian connectivity throughout, an 80' deep averaged abundantly landscaped open space adjacent to Ocotillo Road flanked on the east and west by two additional landscaped retention basins offering a true sense of arrival. This amount of open space will create a spacious feeling for residents and demonstrates this PAD's commitment to meeting open space standards and provides meandering open spaces with tot lots, greenbelts and sport based amenities.

The proposed active recreation area has been designed to meet a diverse cross section of interests within the community. Park benches, picnic tables, tot lot with play equipment for children, and a community garden delineated by an aesthetically designed security fence will be offered. A half basketball court and a grass multi-use recreational area are also included to promote and address a more mature interest for sport related activity.

#### **E. PAD Development Standards and Subdivision Diversity Guidelines**

Finisterra has been planned as a PAD single-family residential subdivision reflecting the Traditional Suburban Character and uses that the City is striving to maintain for this area.

##### Residential Development Standards

Finisterra meets the eight (8) standard diversity required elements in the following manner.

- Number 1. **Sense of neighborhood arrival** - There is a true sense of arrival forged with the boulevard median island concept abundantly landscaped. Further visualized with the utilization of elevation shifts via gabion walls with lush plant layering creating topographical interest, appearance of tiering and permanent monument signage as depicted on the Conceptual Hardscape Details, Wall and Entry Plan and Conceptual Entry Elevation (**Exhibits G and F1 respectively**).
- Number 2. **Distinctive project themes** - Distinctive and specialized theme fencing, wall details and materials, and signage provide a specific project theme and are further evidenced by the educational placards and use of plant palettes throughout the Site as illustrated on the Conceptual Hardscape Details, Wall and Entry Plan (**Exhibit G**).
- Number 3. **Vehicular access to rear yards** - Provided with an approximately 10' wide sideyard gate option for access incorporated into the house fence. This gate will be approximately 6' in height incorporated as the wall return on the side of the home.
- Number 4. **Deeper rear yard setbacks** - Provided for two-story dwellings not less than 30' subject to single-story living space and a covered patio may extend into this minimum rear yard setback no more than 10 feet.
- Number 5. **Irregular shaped retention areas** - Meandering retention areas are integrated through the central corridor and an irregular shaped visual will be obtained by the use of ground cover, soft and hard trail systems and greenbelt positioning as depicted on the Conceptual Landscape and Planting Plan (**Exhibit E**). A natural and pleasing appearance will be achieved with minimum 4:1 side slope and will be screened from street view with use of berming as needed. Concept depicted on the Preliminary Grading and Drainage Plan (**Exhibit J**). Finisterra

provides retention areas placed in common landscape throughout the PAD as required.

- Number 6. **Improve retention areas to be usable and accessible** - Retention areas will be useable and accessible through the soft and hard surface trail system and will be located above the 10-year storm level. A grass multi-use recreational area is anticipated to make certain retention areas viable and user friendly.
- Number 7. **Ten (10) foot landscaped parkway** - Area adjacent to Ocotillo Road fulfills exceeds the 10 feet landscaped parkway minimums set forth by the guidelines. Finisterra provides an 80 foot average but not less than 40 foot of landscaped area measured from the right-of-way line to the perimeter fence, in a common area tract to be maintained by the Community Association.
- Number 8. **Staggers or other visual breaks** - As depicted on the Conceptual Hardscape Details, Wall and Entry Plan (**Exhibit G**), a staggered or other visual break will be administered to the perimeter fence along Ocotillo Road to relieve the linear character and designed with an attractive and diverse use of landscaping, staggers and wall materials.

The particular minimum optional subdivision diversity elements are exceeded and include:

Item ID	Amenity Description	Pt.
2	The Site provides a number of cul-de-sacs with a landscaped island meeting the diversity feature criteria on Yellowstone Court and East Glacier Place.	1
3	View fencing in concourse with staggers and material changes facilitating openings along arterial and collector streets that provides views into the subdivision and creates relief from solid walls. This will be provided along Ocotillo Road.	1
5	Grouping wider side yards on adjoining lots or arrange product front elevations to add diversity. 10' yard setbacks will be grouped to achieve this streetscape diversity.	1
7	Widen corner lots by at least 10 feet more than interior lots on same block or include a 10-foot wide landscape tract on the street side of the lot. The Site is a product of a previously designed landplan wherein a substantial amount of infrastructure has been installed and governs and/or restricts ability for landplan revisions therefore, a minimum of 8.5' wide landscape tract will be provided to meet the intent of the option.  Requested Deviation Justification - Although 10' additions to meet the per lot increase or side yard tract is not expressly maintained, an aggregate of 218 feet in tract adjacent area is provided which exceeds the otherwise required 180' in width dictated by the 18 corner lots siding onto streets. An 8.5 foot minimum will be maintained along the central corridor. All other sideyard adjacent to street will meet or exceed the additional 10 foot tract. We	1

	believe the reduced interior street cross section throughout the Site and specifically through the central corridor minimizes the pavement exposure thereby providing a rural sensibility and achieves a visually appealing aesthetic down this central corridor boulevard.	
10	Staggering frontyard setback to achieve a range of 6' or more minimum 18 feet from front facing garage to the property line	1
11	Staggering rear setback lines for all lots backing onto an arterial street by 10' or more (no rear yard setback to be less than 20 feet for single-story and 30 feet for two-story).	1
12	Provide landscape open spaces visible from arterial street and residential street view with maximum 4:1 slopes along more parcels. The central boulevard plan delivers an open which is visible throughout.	1
20	An eighty (80) foot average with 20' minimums landscaped parkway along Ocotillo measured from right-of-way line to the fence is provided.	1
21	Any other subdivision feature. Enhanced entry providing large water and forged rock feature utilizing effluent water source illustrating a natural gateway to the San Tan Mountains base view maintained by the central open space corridor.	1
21	Any other subdivision feature. A community garden is intricately designed as a featured element within Tract M honoring regional historical usage and will be established with the initial landscape installation of the community by developer/builder. It will be framed with an orchard themed plant palette and planned in manner contemplating future expansion if desired by residents within Tract M. The community association will maintain the area with the open space.	1
21	Any other subdivision feature. Terraced open space on either side of the boulevard entry depicted on the Conceptual Entry Elevation ( <b>Exhibit F-1</b> ) achieves an aesthetic elevation through the use of (2) 2 foot high rustic iron and stone gabions framing the entry with enhanced layered plant materials creating lush entry minimizing roof top impact with a focus to drought tolerant material usage.	1
	Total Optional Points	11
	Collectively the overall 18 points are achieved.	19

**F. Southeast Chandler Area Plan Standards Conformance**

Finisterra exceeds the A-7 requirement for an additional 10% of open space wherein 20.11% or approximately 8.21 acres of common area is contemplated within the development plan. The particular minimum design elements and community amenities incorporated into the Site to achieve density incentives under Increment 4 as contemplated within the Preliminary Development Plan are exceeded and detailed below:

Density incentives are addressed below.

Item ID	Amenity Description	Pt.
A-8	Finisterra will provide a community garden along the southern boundary of the Site with room to expand for future growth with the neighborhood. The community garden will be located at the terminus of the central corridor bounded by an aesthetically cohesive security fence, will act as a featured interactive community element and provide an aesthetic complement to the base of the San Tan Mountain.	1
A-9	The Finisterra development site plan includes small loop drives around the centralized main corridor open space providing vehicular/pedestrian connectivity while serving as a neighborhood pocket park and focal point to the community.	1
A-10	Finisterra will provide historical placards at entry and within main open space area as depicted in the Conceptual Hardscape Details, Wall and Entry Plan ( <b>Exhibit G</b> ).	1
A-12	A wide-open landscaped open space corridor that begins as a destination water entry feature and flows continuously throughout the Site terminating with a community garden providing a visible open space with vista corridors to the San Tan Mountain while maintaining a width of approximately 100 feet as depicted on the Conceptual Landscape and Planting Plan ( <b>Exhibit E</b> ).	1
A-16	Tri-level landscaping is achieved at the main entrance to Finisterra along Ocotillo Road via a multi-layer elevation concept utilizing two- 2 foot high rustic iron and stone gabions on either side of the community doorway framing the entry. Enhanced layered plant materials with a focus on drought tolerant material usage creates a lush sense of arrival minimizing roof top impact as depicted on the Conceptual Entry Elevation ( <b>Exhibit F-1</b> ).	1
A-20	Finisterra will provide a combination of multiple amenities in the form of playground equipment (tot lot), half basketball court, grass multi-use recreational area court, benches and ramada as depicted on the Conceptual Amenity Plan ( <b>Exhibit F</b> ). Design of elements will maintain a cohesive theme throughout the community.	2
PAD Development Amenities-Increased Densities Greater than 2.5		7

**G. Residential Development Features and Standards**

Finisterra is a residential subdivision that offers a neighborhood of single-family homes with a centralized active recreational open space designed into the project under the PAD zoning classification. The Site maintains an average lot size of 7,572 square feet with some lots in excess of 10,000 square feet. There are 133 lots proposed in Finisterra with a minimum lot width of 60 feet and an overall density of approximately 3.5 du/acre net. Extra depth is afforded to the lots backing up to Ocotillo Road.

**H. Subdivision Development Standards**

Finisterra proposed Development Standards are as set forth in the table below. The dimensions stated are subject to the allowance by the City of Chandler 2002 Residential Development Standards for certain amenity penetrations, such as fireplaces, patios, structural pop-outs such as bay windows, entertainment centers bathtub pop-outs, specialty rooms and other architectural pop-outs.

DESCRIPTION	DEVELOPMENT STANDARDS
Minimum Lot Width	60 feet <sup>1</sup>
Minimum Lot Depth	120 feet <sup>1</sup>
Minimum Front Yard Setback-House Forward	20 feet <sup>1</sup>
Minimum Front Yard Setback-Side Entry	13 feet <sup>1</sup>
Minimum Front Yard Setback-Garage Forward	18 feet <sup>1</sup>
Minimum Rear Yard Setback-backing onto Arterial Street	40 feet (2-story home) <sup>2</sup> 30 feet (single-story home) <sup>2</sup>
Typical Minimum Rear Yard Setback	20 feet <sup>2</sup>
Minimum Sideyard Setback-Interior Lots	5 & 10 feet
Minimum Sideyard Setback-Corner Lots	10 feet <sup>3</sup>
Minimum Sideyard Setback-Arterial Lots	10 & 10 feet <sup>5</sup>
Minimum Distance between buildings on Adjacent Lots	10 feet <sup>4</sup>
Minimum Distance between buildings on Same Lots	15 feet
Maximum Lot Coverage	45%
Maximum Structure Height	Two-Story or 30 feet for residential homes.

<sup>1</sup> Minimum lot widths are measured at the front setback line and minimum lot depths are measured at the center axis of the lot. Front setbacks for the House Forward and the Side Entry Garage are measured from the face or side to property line. The lot line of the front of each lot is at the boundary between the property and the right-of-way. The front setback for the Garage Forward is measured from the face of the forward facing garage to the property line. If livable faces forward while maintaining a minimum distance of 20 feet to face of garage, setback can be reduced to 15 feet.

<sup>2</sup> A covered patio may be considered a single-story element and may extend into the rear yard setback by no more than ten (10) feet.

<sup>3</sup> Street side yard setbacks on lots shall include adjacent landscape tracts. In addition to any landscape tract, a 5 foot wide side yard setback will still be designed on the lot. Non-foundation home features will be allowed to encroach two (2) feet into the side yard setback (except as permitted in bullet above), but no closer than three (3) feet from the property line.

<sup>4</sup> Group wider side yard setbacks on adjoining lots or arrange product front elevations to add diversity.

<sup>5</sup> Applied only when lot sides onto Arterial Street.

V. PRELIMINARY PLAT

The Finisterra Preliminary Plat follows as **Exhibit I**. The Preliminary Plat is in accordance with the Finisterra PAD/PDP and incorporates Staff's Technical Recommendations. The current design concerns of Tract M are addressed by adding a community garden within a tract maintained by the community association which affords opportunity for future growth and delivers an amenity which encourages resident interaction and youth education without substantial impact to homes backing or siding onto the garden area.

VI. MISCELLANEOUS

A. Grading and Drainage

The entire site has been previously graded and a majority of the infrastructure has been constructed. The Site generally slopes from east to west and west to east to retention basins located at the center of the Site. The Site is located in Flood Zone "X" according to the Flood Insurance Rate Map Number 04013C3035H, dated September 30, 2005. Zone "X" is defined as an area that is determined to be outside the 100-year and 500-year floodplains. A preliminary drainage report, addressing the Site drainage in greater detail, will be submitted separately to the City. A preliminary grading & drainage plan is provided at **Exhibit J**.

B. Utilities

The City of Chandler will provide Finisterra with water, wastewater and effluent services, refuse collection, fire and police protection.

Electrical Service will be provided by Salt River Project, natural gas service by Southwest Gas, telephone service by CenturyLink Communications and cable television by Cox Communications. Both Cox and CenturyLink may compete for cable/telephone service in this area.

C. Schools

Finisterra lies within the Chandler Unified School District ("CUSD"). Existing schools that are expected to serve Finisterra include:

Ryan Elementary School  
4600 Bright Angel Way

Payne Junior High School  
7655 South Higley Road

Perry High School  
1919 East Queen Creek Road

Applicants' representatives met with the CUSD on September 21, 2011 and a Donation Agreement was subsequently approved and executed by the District on October 20, 2011.

D. Community Association

The Finisterra Community Association will maintain all landscape tracts, theme and perimeter walls, signage, monumentation, open spaces including drainage ways, retention areas, the active recreation area, the community garden private streets and the landscaping within the rights-of-way to keep a consistently attractive appearance. The individual homeowners will be responsible for the maintenance of the internal lot-line walls and frontyard landscaping within lot boundaries. Finisterra is currently governed by recorded CC&R's as evidenced by instrument number 2007-0583370.

VII. NEIGHBORHOOD OUTREACH

Minutes summarizing the Neighborhood Outreach are provided in **Exhibit L**.

VIII. PROJECT TEAM

Owner/Developer

B & B 1, L.L.C. and B & M 1, L.L.C.  
**ATTN: Bryan Morganstern**  
4932 E. Lafayette Blvd  
Phoenix, AZ 85018  
P: 602-903-5967  
E: [bryan@bryanmorganstern.com](mailto:bryan@bryanmorganstern.com)

Planning/Engineering

United Engineering Group  
**ATTN: Christopher Lenz, P.E.**  
3205 West Ray Road, Suite 1  
Chandler, Arizona 85226  
P: 480-705-5372  
F: 480-705-5376  
E: [clenz@unitedeng.com](mailto:clenz@unitedeng.com)

Landscaping Architect

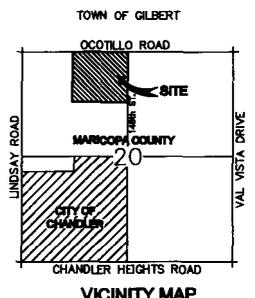
Ironwood Planning, LL  
**ATTN: Brian Rude**  
6638 West Straight Arrow Lane  
Phoenix, AZ 85083  
P: 623-362-1375  
F: 623-362-2813  
E: [brude9@cox.net](mailto:brude9@cox.net)

Zoning/Entitlements

Silver Fern Management, LLC  
**ATTN: Mari Flynn**  
1960 East Baseline Road, Suite 101  
Tempe, Arizona 85283  
P: 480-820-8590  
F: 480-820-8621  
E: [mflynn@silverfern-mgmt.com](mailto:mflynn@silverfern-mgmt.com)

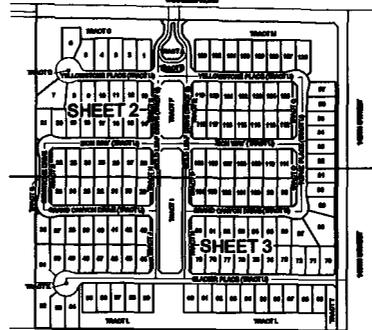
# FINISTERRA PRELIMINARY PLAT

A REPLAT OF "FINISTERRA" ACCORDING TO THE PLAT OF RECORD IN BOOK 819, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



- NOTES**
- LANDSCAPE TRACTS AND DRAINAGE TRACTS SHALL BE LANDSCAPED BY THE DEVELOPER. THE FINISTERRA COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TRACTS.
  - WHERE THE RUNOFF FROM A 10 YEAR STORM CANNOT BE CONVEYED WITHIN THE STREETS, STORM DRAIN PIPES SHALL BE PROVIDED.
  - ALL FINISHED FLOORS WILL BE DESIGNED TO PROTECT THEM FROM A STORM HAVING A FREQUENCY OF 100 YEARS.
  - A DRAINAGE REPORT WITH CALCULATIONS IS PROVIDED AND SHOULD BE REVIEWED WITH THE PRELIMINARY PLAT.
  - ALL SEWER LINES SHALL BE 8" IN DIAMETER UNLESS OTHERWISE NOTED.
  - THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY, THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED, UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
  - THIS SUBDIVISION IS WITHIN THE CITY OF CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.
  - THE FINISTERRA DEVELOPMENT SHALL USE TREATED EFFLUENT TO MAINTAIN OPEN SPACE, COMMON AREAS, AND LANDSCAPE TRACTS. IN THE EVENT THAT THE OWNER SELLS OR OTHERWISE TRANSFERS THE DEVELOPMENT TO ANOTHER PERSON OR ENTITY, THE OWNER WILL ALSO SELL OR TRANSFER TO THE BUYER, AT THE BUYER'S OPTION, THE WATER RIGHTS AND PERMITS THEN APPLICABLE TO THE DEVELOPMENT.
  - THE MAINTENANCE OF LANDSCAPE WITHIN PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE FINISTERRA COMMUNITY ASSOCIATION OR THE ABUTTING PROPERTY OWNER.
  - ALL UTILITIES WILL BE LOCATED UNDERGROUND.
  - NO STRUCTURES, LANDSCAPING, FENCE, WALL, OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT AS MEASURED FROM THE CENTERLINE OF THE STREET SHALL BE PLACED WITHIN THE REQUIRED 30-FOOT SIGHT VISIBILITY TRIANGLES.
  - THE SITE WILL BE MASS GRADED.
  - PAVEMENT SECTION WILL BE APPROVED AT THE TIME OF CONSTRUCTION.
  - 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.
  - ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
  - ALL INTERIOR STREETS SHALL BE PRIVATE TRACTS.

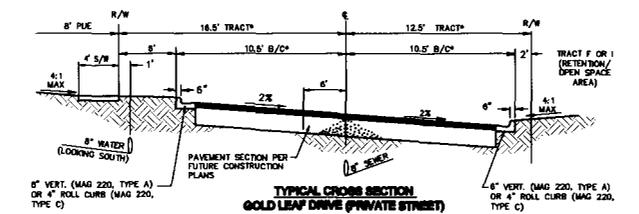
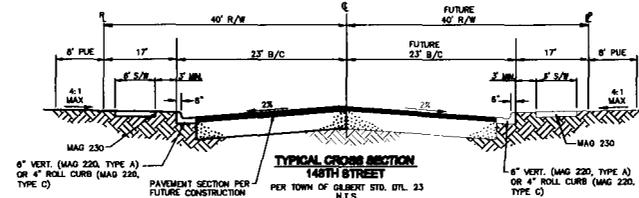
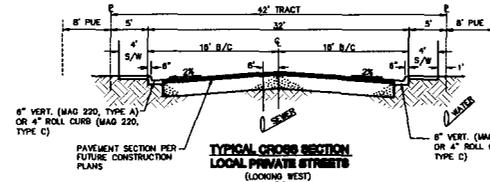
TRACT AREAS & USAGE			
A	7,567.77 SF	0.1744 AC	LANDSCAPING & OPEN SPACE
B	2,272.18 SF	0.0522 AC	LANDSCAPING & OPEN SPACE
C	65,122.37 SF	1.4650 AC	RETENTION, LANDSCAPING & OPEN SPACE
D	85.03 SF	0.0022 AC	LANDSCAPING & OPEN SPACE
E	1,865.75 SF	0.0428 AC	LANDSCAPING & OPEN SPACE
F	23,131.83 SF	0.5310 AC	RETENTION, LANDSCAPING & OPEN SPACE
G	3,924.12 SF	0.0901 AC	LANDSCAPING & OPEN SPACE
H	1,865.75 SF	0.0428 AC	LANDSCAPING & OPEN SPACE
I	50,822.82 SF	1.1687 AC	RETENTION, LANDSCAPING & OPEN SPACE
J	1,865.75 SF	0.0428 AC	LANDSCAPING & OPEN SPACE
K	85.03 SF	0.0022 AC	LANDSCAPING & OPEN SPACE
L	91,801.63 SF	2.1075 AC	RETENTION, LANDSCAPING & OPEN SPACE
M	81,713.83 SF	1.8758 AC	RETENTION, LANDSCAPING & OPEN SPACE
N	1,865.75 SF	0.0428 AC	LANDSCAPING & OPEN SPACE
O	4,780.57 SF	0.1083 AC	LANDSCAPING & OPEN SPACE
P	1,865.75 SF	0.0428 AC	LANDSCAPING & OPEN SPACE
Q	4,237.82 SF	0.0971 AC	LANDSCAPING & OPEN SPACE
R	1,865.75 SF	0.0428 AC	LANDSCAPING & OPEN SPACE
S	2,210.00 SF	0.0507 AC	LANDSCAPING & OPEN SPACE
T	8,653.50 SF	0.1967 AC	RETENTION, LANDSCAPING & OPEN SPACE
U	201,862.59 SF	8.8861 AC	PRIVATE STREETS
TOTAL	848,848.37 SF	14.8935 AC	



LOT #	AREA	WIDTH
1	7,868.28 SF	80 FT
2	7,868.00 SF	80 FT
3	8,180.00 SF	80 FT
4	8,180.00 SF	80 FT
5	8,007.87 SF	80 FT
6	8,186.70 SF	80 FT
7	12,342.36 SF	80 FT
8	7,276.08 SF	80 FT
9	7,200.00 SF	80 FT
10	7,200.00 SF	80 FT
11	7,200.00 SF	80 FT
12	7,200.00 SF	80 FT
13	7,238.88 SF	80 FT
14	7,296.37 SF	80 FT
15	7,280.00 SF	80 FT
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17	7,280.00 SF	80 FT
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20	7,288.70 SF	80 FT
21	8,082.95 SF	80 FT
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42	7,280.00 SF	80 FT
43	7,288.87 SF	80 FT
44	7,238.87 SF	80 FT
45	7,200.00 SF	80 FT

LOT #	AREA	WIDTH
46	7,200.00 SF	80 FT
47	7,200.00 SF	80 FT
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49	7,246.18 SF	80 FT
50	7,358.80 SF	80 FT
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52	12,818.30 SF	80 FT
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LOT #	AREA	WIDTH
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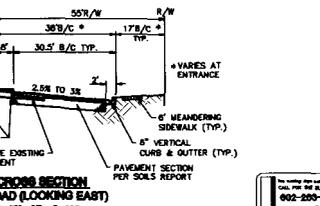


**FEMA CLASSIFICATION**  
THE FLOOD INSURANCE RATE MAP (NUMBER 04013C30354) DATED SEPTEMBER 30, 2005 FOR THE SUBJECT PROPERTY SHOWS THAT THE SITE FALLS ENTIRELY WITHIN ZONE 'X'. ZONE 'X' DENOTES AREA THAT IS DETERMINED TO BE OUTSIDE THE 100 AND 500-YEAR FLOODPLAINS.

**BENCHMARK**  
THE BENCHMARK USED WAS CITY OF CHANDLER NUMBER 48, AND IS DESCRIBED AS FOLLOWS: 3" DC IN CONCRETE, 200' SOUTH OF INTERSECTION OF OCOTILLO ROAD & GILBERT ROAD, 14' WEST OF THE EDGE OF PAVEMENT, 3' EAST OF A CONCRETE LINED DITCH.  
ELEVATION = 1255.58 (NAVD 88 DATUM)

**UTILITIES AND SERVICES**  
WATER: CITY OF CHANDLER  
SEWER: CITY OF CHANDLER  
RECLAIMED WATER: CITY OF CHANDLER  
ELECTRIC: S.R.P.  
TELEPHONE: CENTURY LINK  
CABLE T.V.: COX COMMUNICATIONS  
REFUSE COLLECTION: CITY OF CHANDLER  
FIRE: RURAL/METRO FIRE DEPT.  
POLICE: CITY OF CHANDLER  
SCHOOLS: CITY OF CHANDLER  
NATURAL GAS: SOUTHWEST GAS

**SITE DATA**  
ZONING - EXISTING: R1-18 RUPD  
ZONING - PROPOSED: PAD SINGLE-FAMILY RESIDENTIAL  
TOTAL GROSS AREA: 133  
TOTAL SINGLE-FAMILY LOTS: 133  
MINIMUM LOT SIZE: 120' x 60' (7200 SF)  
AVERAGE LOT SIZE: 7,561 SF  
TOTAL GROSS AREA: 40.83 ACRES = 1,778,563 SF  
TOTAL NET AREA: 37.98 ACRES = 1,654,517 SF  
TOTAL OPEN SPACE AREA: 8.20 ACRES = 357,186 SF  
DENSITY (RESIDENTIAL): 3.28 DU/AC GROSS, 3.50 DU/AC NET  
PERCENT OF OPEN SPACE: 20.08% GROSS, 21.59% NET



**ueg** united engineering group

**PRELIMINARY PLAT - EXHIBIT I**

**FINISTERRA**  
CHANDLER, ARIZONA

DESIGNED BY: [Signature]  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

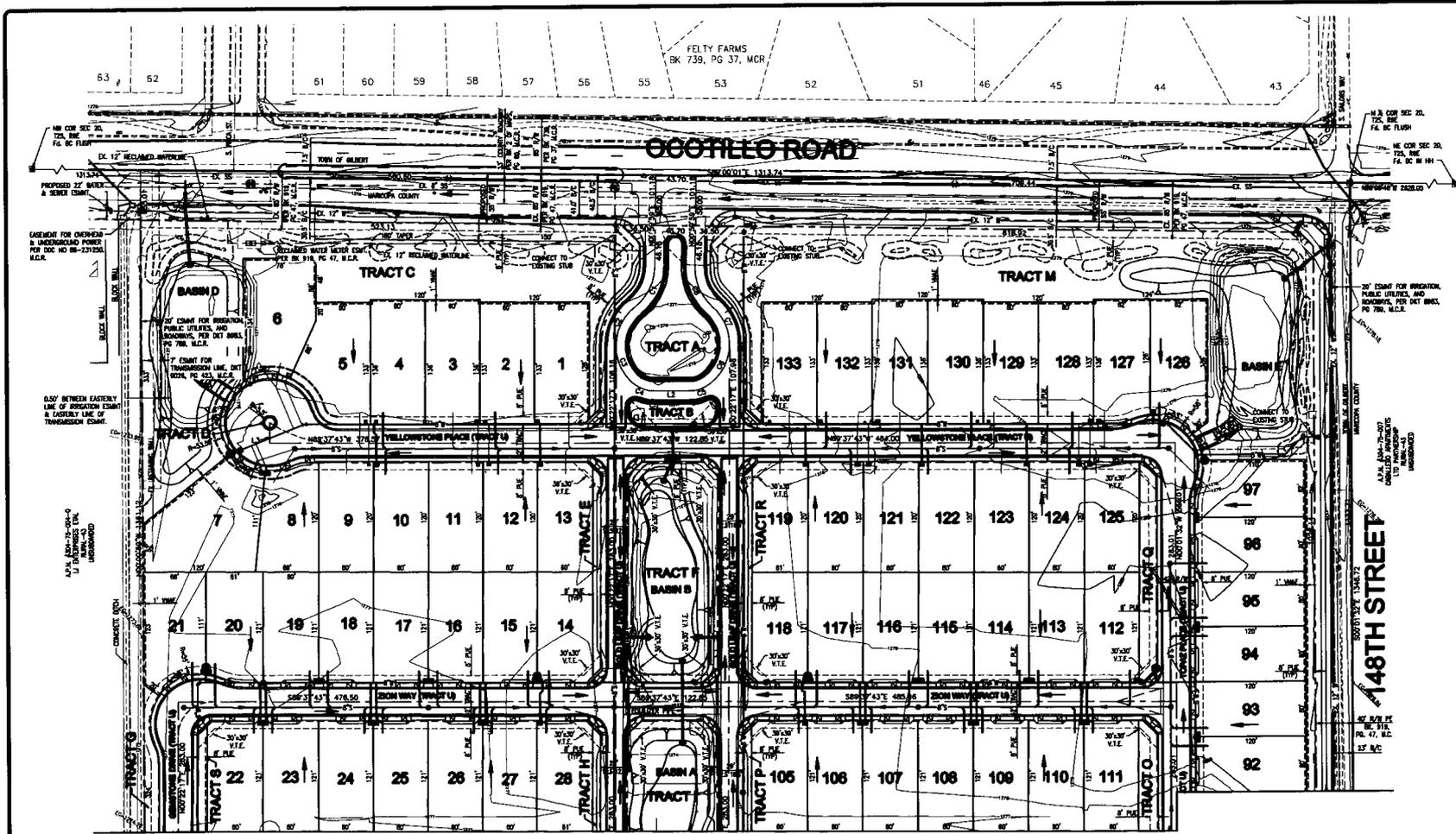
DATE: 12/29/2014

PROJECT NUMBER: 19002

EXHIBIT I  
SHEET 1 OF 3  
PROJECT NUMBER: 19002

C.O.C. Log No. PPT11-0008

PRELIMINARY PLAT 1 OF 3

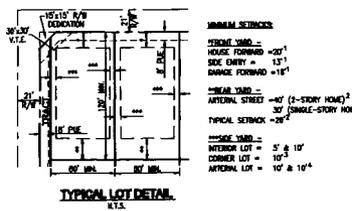


FELTY FARMS  
BK 739, PG 37, MCR

OCTILLO ROAD

148TH STREET

MATCH SHEET 3



**MINIMAL SETBACKS**  
 HOUSE FORWARD = 10'  
 SIDE DRIVE = 13'  
 DRIVE FORWARD = 13'  
 CONCRETE WALL = 10' (2-STORY HOME)  
 METAL WALL = 30' (SINGLE-STORY HOME)  
 TYPICAL SETBACK = 20'

**SETBACKS**  
 INTERIOR LOT = 5' & 10'  
 CORNER LOT = 10' & 10'  
 ANY OTHER LOT = 10' & 10'

1. MINIMAL LOT WIDTHS ARE MEASURED AT THE FRONT SETBACK LINE AND MINIMAL LOT DEPTHS ARE MEASURED AT THE CENTER LINES OF THE LOT. FRONT SETBACKS FOR THE HOUSE FORWARD AND THE SIDE DRIVE ARE MEASURED FROM THE FACE OF THE SIDE OF THE PROPERTY LINE. THE LOT LINE OF THE FRONT OF EACH LOT IS AT THE BOUNDARY BETWEEN THE PROPERTY AND THE FRONT-OF-YARD SETBACK FOR THE DRIVE FORWARD IS MEASURED FROM THE FACE OF THE FORWARD DRIVE CANAL TO THE PROPERTY LINE. IF UNLAME FACED FORWARD WHILE MAINTAINING A MINIMAL DISTANCE OF 20 FEET TO FACE OF DRIVE, SETBACKS CAN BE REDUCED TO 15 FEET.

2. A COVERED PATIO MAY BE CONSIDERED A SINGLE-STORY ELEMENT AND MAY EXTEND INTO THE REAR YARD SETBACK NO MORE THAN 10 FEET.

3. STREET SIDE WAD SETBACKS ON LOTS SHALL INCLUDE ALIGNED LANDSCAPE TRINCH. IN ADDITION TO ANY LANDSCAPE TRINCH, A 5 FOOT WIDE SIDE YARD TRINCH SHALL BE DESIGNED ON THE LOT. NON-FOUNDATION HOME FEATURES WILL BE ALLOWED TO DISCHARGE TWO (2) FEET INTO THE SIDE YARD SETBACK (EXCEPT AS NOTED BY BULLET NOTES), BUT NO CLOSER THAN THREE (3) FEET FROM THE PROPERTY LINE.

4. APPLIED ONLY WHEN LOT SITES ONTO METAL STREET.

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	50.98377°	55.00	46.83	26.22
C2	51.94176°	55.00	49.54	25.56
C3	44.38444°	55.00	42.87	22.58
C4	45.29515°	55.00	27.70	14.83
C5	37.77400°	55.00	22.68	11.87
C6	52.3219°	55.00	50.43	27.15
C7	48.45247°	55.00	48.90	24.92
C8	49.23109°	55.00	47.41	23.58

LINE	BEARING	DISTANCE
L1	S44.50747°E	21.40
L2	S89.3743°E	39.24
L3	N02.2217°E	22.58
L4	N02.2217°E	22.58

**LEGEND**

- PROPERTY BOUNDARY
- - - RIGHT OF WAY
- CENTERLINE
- - - PROPOSED SEWER LINE
- - - PROPOSED WATER SERVICE
- - - PROPOSED FIRE HYDRANT
- - - EXISTING FIRE HYDRANT
- - - PROPOSED WATER VALVE
- - - EXISTING WATER VALVE
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - VISIBILITY TRIANGLE EASEMENT
- - - VEHICULAR NON-ACCESS EASEMENT
- - - PROPOSED STORMWATER PIPE
- - - DRAINAGE FLOW ARROW
- ⊕ EXISTING SEWER MANHOLE
- ⊕ EXISTING STORMWATER MANHOLE
- ⊕ EXISTING PROVISION MANHOLE
- ⊕ EXISTING GAS LINE MARKER
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING CHECK VALVE
- ⊕ EXISTING RISER FOR UNCOVERED UTILITY
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING DOWN GUT
- ⊕ EXISTING WATER METER
- ⊕ EXISTING ELECTRICAL CABINET
- ⊕ EXISTING STREET LIGHT
- ⊕ EXISTING WATER SERVICE
- ⊕ EXISTING EDGE OF PAVEMENT
- ⊕ EXISTING CHAIN LINK FENCE
- ⊕ EXISTING WEEDY WALL

SCALE: 1" = 50'

DATE: 12/7/2014

PROJECT NUMBER: 19002

**ueg** united engineering group

PRELIMINARY PLAT - EXHIBIT I

FINISTERRA

CHANDLER, ARIZONA

EXHIBIT I

SHEET 3 OF 3

PROJECT NUMBER 19002

C.C.C. Log No. PPT11-0008



**ORDINANCE NO. 4352**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM SINGLE-FAMILY RESIDNETIAL (SF-18) TO PLANNED AREA DEVELOPMENT (DVR11-0038 FINISTERRA) 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 attached Exhibit 'A'

Said parcel is hereby rezoned from SF-18 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Finisterra" and kept on file in the City of Chandler Planning Division, in File No. DVR11-0038, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
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. 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 Finisterra development shall use treated effluent to maintain open space, common areas, and landscape tracts.

12. 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 an existing dairy farm and

animal privileged 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 an existing dairy farm located directly west of the subject property as well as other agricultural properties that have cow, horse, and other animal privileges, 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.

13. 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.

14. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

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 \_\_\_\_\_, 2012.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4352 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2012, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY CAB

PUBLISHED:

## EXHIBIT "A"

### Legal Description – Boundary

Finisterra, a subdivision, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 919, Page 47, except that portion of right-of-way dedicated for Ocotillo Road and 148<sup>th</sup> Street with said plat of record, and being more particularly described as follows:

Commencing at the Northwest Corner of Section 20, Township 2 South, Range 6 East;

Thence S89°00'01"E, along the North line of said Section 20, a distance of 1313.74 feet;

Thence S00°00'59"E a distance of 65.01 feet to a point on the South right-of-way line of Ocotillo and the POINT OF BEGINNING;

Thence continuing S00°00'59"E a distance of 1296.11 feet;

Thence S89°37'43"E a distance of 1273.78 feet to a point on the West right-of-way line of 148<sup>th</sup> Street;

Thence N00°01'32"W, along said West right-of-way line, a distance of 1267.15 feet;

Thence N44°30'47"W a distance of 21.40 feet to a point on the South right-of-way line of Ocotillo Road;

Thence N89°00'01"W, along said South right-of-way line, a distance of 1258.74 feet to the POINT OF BEGINNING;

Containing 1,641,779.96 square feet, or 37.6901 acres.