

#6

APR 26 2012



**MEMORANDUM**                      **Transportation & Development – CC Memo No. 12-039**

**DATE:**            APRIL 6, 2012

**TO:**                MAYOR AND CITY COUNCIL

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

**FROM:**            JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

**SUBJECT:**        DVR11-0040 ARCHSTONE VILLAGE CROSSING AT CHANDLER  
                  Introduction and Tentative Adoption of Ordinance No. 4367

**Request:**        Rezoning from AG-1 (Agricultural District) and C-3 (Regional Commercial District) to Planned Area Development (PAD) zoning for multi-family residential and Conceptual PAD for commercial/office/business park with Preliminary Development Plan (PDP) for the multi-family residential project

**Location:**        Northeast corner of Arizona Avenue and Queen Creek Road

**Applicant:**        Mike Curley with Earl, Curley & Lagarde, P.C.

**Project Info:**    Approximately a 35.55 net acre parcel which includes a 21.71 net acre gated multi-family residential apartment development with 380 multi-family units at 17.5 dwelling units per acre and an approximately 13.84 net acre future commercial/office/business park parcel

**RECOMMENDATION**

Upon finding the Rezoning request to be consistent with the General Plan and Airpark Area Plan, Planning Commission and Planning Staff recommend approval. Upon finding the Preliminary Development Plan to be consistent with the Multi-Family Residential Standards, Planning Commission and Planning Staff recommend approval.

## **BACKGROUND**

The 35.55 acre subject site is located at the northeast corner of Arizona Avenue and Queen Creek Road. West of the site is Arizona Avenue and across the street is the Carino Villas commercial parcel, yet to develop, the Carino Villas Condominiums multi-family project, and Carino Estates single-family subdivision. North of the property is vacant undeveloped land zoned AG-1 (Agricultural). Adjacent to the site on the east is the Union Pacific Railroad tracks, vacant undeveloped land zoned PAD for an industrial park, and a church on a County island. South across Queen Creek Road is vacant undeveloped land in the County. The southwest corner of the intersection is Chandler Center at Dobson Crossing with a new multi-family apartment development under construction.

This application request includes rezoning from AG-1 (Agricultural District) and C-3 (Regional Commercial District) to Planned Area Development (PAD) zoning for multi-family residential and Conceptual PAD for commercial/office/business park with Preliminary Development Plan (PDP) for the multi-family residential project. The Conceptual PAD parcel located at the intersection corner is for future commercial/office/business park as defined in the Airpark Area Plan allowing commercial uses permitted in the C-2 (Community Commercial) zoning district, office uses including general and medical/dental, and business park uses permitted in the I-1 (Planned Industrial) zoning district. The commercial/office/business park parcel requires a separate PDP application for review and approval by City Council.

The Archstone Village Crossing at Chandler, referred to herein as Archstone, multi-family residential development is the first development request for this site. The property has been farmed for many years. The multi-family proposal includes a 21.71 net acre gated multi-family residential apartment development with 380 multi-family units at 17.5 dwelling units per net acre and an approximately 13.84 net acre future commercial/office/business park parcel.

Archstone is a creative, urban living multi-family residential project unique to Chandler. Building designs and site layout create an urban living environment with multiple types of residences, themed open spaces, and unique internal street scene and external streetscape. A lush tree-lined boulevard entrance with decorative pavement, a tree-lined landscape median, decorative crosswalk, raised planters, and seating areas with decorative theme lighting, benches, and walls at Arizona Avenue creates a prominent sense-of-arrival. The landscape median extends up to the entrance/exit gates enhanced by Date Palms and exposed aggregate concrete patterned horizontally across the boulevard which leads to an urban/main street that loops through the development to Queen Creek Road. A second gated entry/exit is located off of Queen Creek Road. Both access points are right-in /right-out only turning movements. There is one full-movement access point provided off Arizona Avenue to be shared with the future commercial/office/business park parcel. This full movement access will be constructed in its entirety with the multi-family residential development.

## **ARCHITECTURE AND SITE DESIGN**

Archstone is designed as a unique, urban living high-density, multi-family residential community offering distinctive building forms and amenities. The community designates planned pedestrian and vehicular access to and from the commercial/office/business park parcel, which will provide

a live/work/shop environment. There are three different types of residential buildings offering a variety of living styles. One building type is a two-story townhome building with three-bedroom units and attached two-car garages. The second type is a two-story carriage building with ten one-car garages on the ground floor and two carriage units above the garages. The third product type is a three-story building with ground floor garages and two floors of units above providing one- and two-bedroom floor plans with one-car garages. The unit sizes range from approximately 856 to 1,487 livable square feet. A two-story clubhouse building frames the Arizona Avenue entrance with floor-to-ceiling glass and commercial grade finishes.

The overall architectural style is represented as Contemporary Arizonian, a specific style for this project with an urban/modern emphasis. Buildings include a mix of flat and pitched roofs, varied massing, accents, and elements, undulating wall planes, decorative designed metal railings and roof brackets, slate-type stones, flat concrete roof tiles, and cool-toned paint color palette. Garage doors are designed with two columns of individual horizontal rectangular panels with a top row of two or four panels mimicking window areas. Garage doors will be colored to manufacturer's spec colors to match building's paint color theme. The choice and placement of paint colors, stone, vertical and horizontal plane changes, cantilevered shade awnings, rooflines, and wall plane variations in addition to building form provides an urban-themed character. Building façades are designed to appear like multiple attached homes.

The residential buildings are separated with themed courtyard open spaces. Each courtyard is named as it relates to specific accent landscaping and materials within each space. Each courtyard is designed with a shade structure, seating furniture, a spa, and BBQ grill. Courtyards vary with elements such as raised planters, arbors with vines, potted plants, water feature, and a cobblestone creek bed. The largest open space area, referred to as Central Park, is centrally located offering a community park area. Central Park includes a fireplace gathering area with a ramada and furniture. A dog park area is also provided.

The clubhouse provides many amenities including offices, a great room, game room, fitness gym, kitchen, business center, outdoor lounge, and restrooms. Adjacent to the clubhouse is a community swimming pool, a spa, ramada, and water feature with seating. A second swimming pool and spa with a recreation building including bathrooms and showers is centrally located near the two-story townhome plans along the community's east side. The recreation building design is not included in the Development Booklet and will be required to match the project's building architecture.

The development meets required parking providing appropriate parking for each unit and guests. A small portion of the overall parking spaces are parallel which by Zoning Code cannot be counted toward required parking. Due to the character, site design, and urban design of this community, Planning Staff recommends allowing parallel parking spaces be counted towards required parking. The parallel spaces are provided along the main street that loops through the development. The majority of parking spaces are provided via garages for each unit.

There are three freestanding monument signs for the multi-family residential development. Two signs are located along Arizona Avenue and one sign along Queen Creek Road. Lettering is

represented as pan channel backlit which is another way of stating reverse pan channel lettering. The applicant confirmed the lettering is reverse pan channel to appear halo-illuminated. The monument signs match the development's paint colors and materials, incorporating slate tile and stucco finish.

### **GENERAL PLAN CONFORMANCE / AREA PLAN BACKGROUND**

The General Plan Land Use Plan designates this property as Employment and a Commercial Node, within the Chandler Airpark Area Plan, and as a Large Growth Tract Area. The General Plan's Employment designation includes light industrial parks, corporate offices, manufacturing, knowledge-intensive employers, and a compatible mix of industrial support uses and residential densities as an integral component of a planned mixed-use development. Commercial Nodes category denotes intersections appropriate for neighborhood or community commercial retail, office, commercial services, and institutional uses, as well as residential or employment where appropriate when allowed by the underlying land use, in this case Employment. The Large Tract Growth Area constitutes the City's prime inventory of economic development acreage.

The Airpark Area Plan denotes a majority of the parcel as Commercial/Office Business/Park for major, campus-like employment centers including retail services, research and development, or office/showroom development type uses. The Airpark Area Plan also identifies Neighborhood Commercial at the intersection corner for neighborhood-based commercial uses such as retail, personal services, restaurants, and the like. In addition, the entire parcel is within the Light Rail Corridor Overlay which allows for this parcel to be developed with mixed-use residential and commercial developments with residential densities of 12.1 to 18.0 dwelling units per acre.

Chandler has adopted transit plans along Arizona Avenue in relation with high density residential development. The April 2010 Transportation Master Plan Update Final Report refers to the City's High Capacity Transit/Major Investment Study from July 2003 maintaining goals and transit locations on Arizona Avenue south to Queen Creek Road. The study implements the goals of the General Plan and Airpark Area Plan by designating a light rail corridor and Bus Rapid Transit extended to the Chandler Airpark Area. The light rail overlay extends on parcels along Arizona Avenue from Willis Road south to a ¼ mile south of Queen Creek Road. High-density residential is planned along the light rail corridor, and multi-family residential has historically been considered an appropriate land use in conjunction with employment areas, business and industrial parks.

The proposed higher density residential multi-family land use implements the City's goals of providing higher densities along Arizona Avenue's commercial/office/business park corridor, in relation to the City's plans for Light Rail Transit, and as a part of an employment area related to the Airpark Area Plan.

### **AIRPORT RECOMMENDATION**

The Airport Commission reviewed the zoning amendment request in accordance with the Airport Conflicts Evaluation Process. The airport's Economic Development Specialist/Airport Administrator has issued a conflicts evaluation report indicating that the Airport Commission determined that even though the proposed change to allow multi-family residential use within the

Chandler Airpark Area could constitute a conflict with the existing or planned airport uses, corrective actions could be made to effectively address their concerns related to rental housing. The Commission noted that the conflict is related to the Airpark Area Plan being designed to preserve the land surrounding the airport for non-noise sensitive employment uses. Not only was the concern about rental residents complaining about aviation noise and low flying aircraft, but that this action may be viewed unfavorably by granting agencies who may consider this encroachment on the Airport. The Commission forwarded a list of recommended actions to potentially resolve the conflicts. A copy of the report detailing the recommendations is attached to this memo. Where applicable, Staff has added conditions in regards to the recommended actions. The Airport Commission action included restricting apartments to rental units only and not converting to condominiums. It is important to note this type of action through possible zoning condition is not enforceable; State Statutes prohibit a municipality from imposing restrictions differentiating apartment developments from condominium developments.

### **DISCUSSION**

Planning Staff is of the opinion that the multi-family residential development furthers the City's goal to promote higher density residential to serve employment areas including the Chandler Airpark Area, which is a key growth area, and future Light Rail Transit. The Arizona Avenue and Queen Creek Road site is a great location with proximity to the Loop 202 Santan Freeway, the Airpark Area, south Chandler, and downtown Chandler. There are no multi-family residential developments in the Airpark Area to serve the continued growth and development of businesses. The proposed development will serve a need for the Airpark Area providing corporate housing, employee housing, and commuter housing.

The development's urban design represented in the buildings and site layout is unique to Chandler and provides a significant sense of place. The project's sense of arrival, entry features, and urban/modern architectural design of the clubhouse building off of Arizona Avenue make this an inviting project to support the build-out of the Airpark Area.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on February 2, 2012 at the Chandler Municipal Airport. Four individuals attended in addition to the applicant. Comments from attendees included support for the request as additional apartments will address the airport's needs related to flight training, students, and businesses. There is a lack of multi-family residential in the airport area and it is needed. Ensure that tenants in the apartments are noticed of the proximity to the airport, its operations, and noise impacts.
- As of the date of this memo, Staff is not aware of any opposition to this project. Staff received an email from an area property owner that received the hearing notice and wanted information regarding the timing of zoning case reports and exhibits being posted on the City's website.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 7    Opposed: 0

Commission recommended the addition of Preliminary Development Plan Conditions 9 and 10 relating to landscaping.

**RECOMMENDED ACTION**

**Rezoning**

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Airpark Area Plan, recommend approval of the Rezoning request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Archstone Village Crossing at Chandler", kept on file in the City of Chandler Planning Services Division, in File No. DVR11-0040, except as modified by condition herein.
2. 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.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

8. The 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 ARCHSTONE VILLAGE CROSSING AT CHANDLER shall use treated effluent to maintain open space, common areas, and landscape tracts.

9. All structures on the property shall remain below the protective surfaces as defined in Federal Aviation Regulation Part 77 and/or in relation to limits established in FAA determined Terminal Procedures (TERPS). All construction cranes shall be installed and operated in accordance with FAA rules and regulations including notification through the filing of FAA Form 7460-1, Notice of Proposed Construction or Alteration.
10. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
11. All apartment buildings shall be designed and built with noise attenuation construction to achieve an interior noise level of 45 decibels for a single event from an aircraft. A registered engineer shall certify that the project is in conformance with this condition.
12. The developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.

13. In the event the residential component is platted to allow unit ownership, the following stipulations shall be the responsibilities of the sub-divider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
- a) Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorder's Office upon sale of the property.
  - b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision within the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled *Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area)*, as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum size of 24" x 36".
  - c) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
  - d) Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.
  - e) The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
  - f) All homes and buildings shall be designed and built with noise attenuation construction to achieve an interior noise level of 45 decibels for a single event from an aircraft. A registered engineer shall certify that the project is in conformance with this condition.
  - g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

“This property is located within or adjacent to the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler.”

**Preliminary Development Plan**

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Airpark Area Plan, recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled “Archstone Village Crossing at Chandler”, kept on file in the City of Chandler Planning Division, in File No. DVR11-0040, except as modified by condition herein.
2. The future commercial/office/business park component shall be reviewed and approved by a separate Preliminary Development Plan zoning case.
3. The future commercial/office/business park development shall be designed with an urban form using architectural materials, forms, colors, and character elements as represented for the multi-family residential project.
4. 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.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
7. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
8. Lettering for the multi-family residential project’s monument signs shall be reverse pan channel or individual mounted with halo-illumination.
9. The applicant shall work with Staff to provide additional trees along the main boulevard entrance drive off of Arizona Avenue.
10. Landscaping throughout the multi-family project to be in conformance with Zoning Code.

**PROPOSED MOTIONS**

**Rezoning**

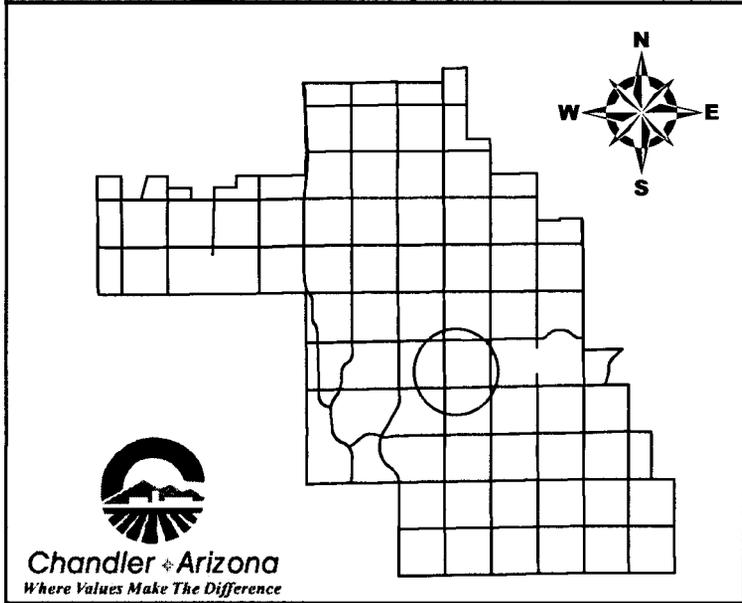
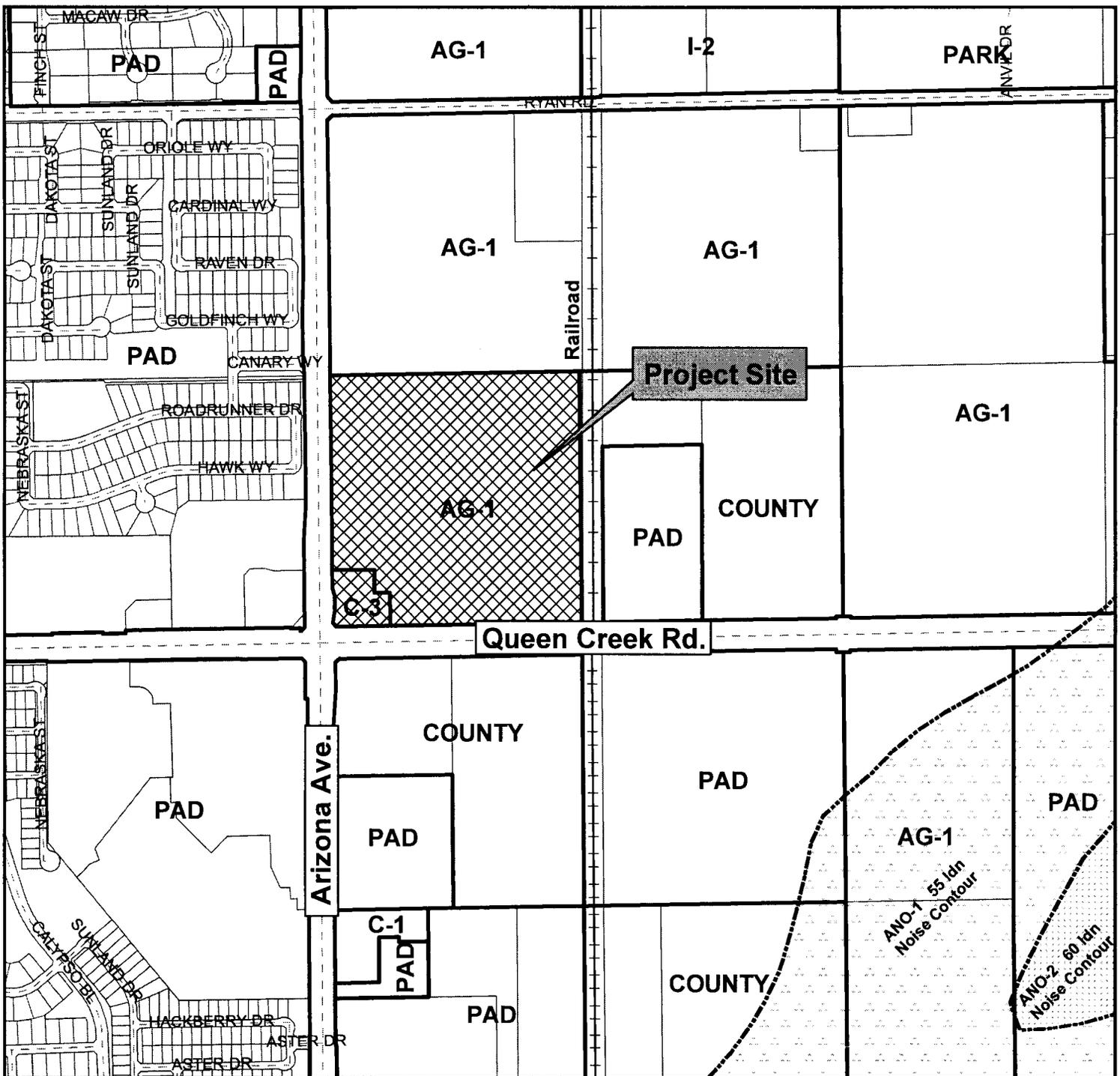
Move to introduce and tentatively adopt Ordinance No. 4367 approving DVR11-0040 ARCHSTONE VILLAGE CROSSING AT CHANDLER from AG-1 and C-3 to PAD (multi-family residential) and Conceptual PAD (commercial/office/business park) for the multi-family residential project subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Development Plan**

Move to recommend approval of Preliminary Development Plan request DVR11-0040 ARCHSTONE VILLAGE CROSSING AT CHANDLER for the multi-family residential project subject to the conditions as recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Area Plans
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Airport Conflicts Evaluation report
7. Development Booklet, Exhibit A
8. Ordinance No. 4367



**Vicinity Map**

**DVR11-0040**

**Archstone Village Crossing  
At Chandler**

CITY OF CHANDLER 10/31/2011



**Chandler Arizona**  
Where Values Make The Difference



## Vicinity Map



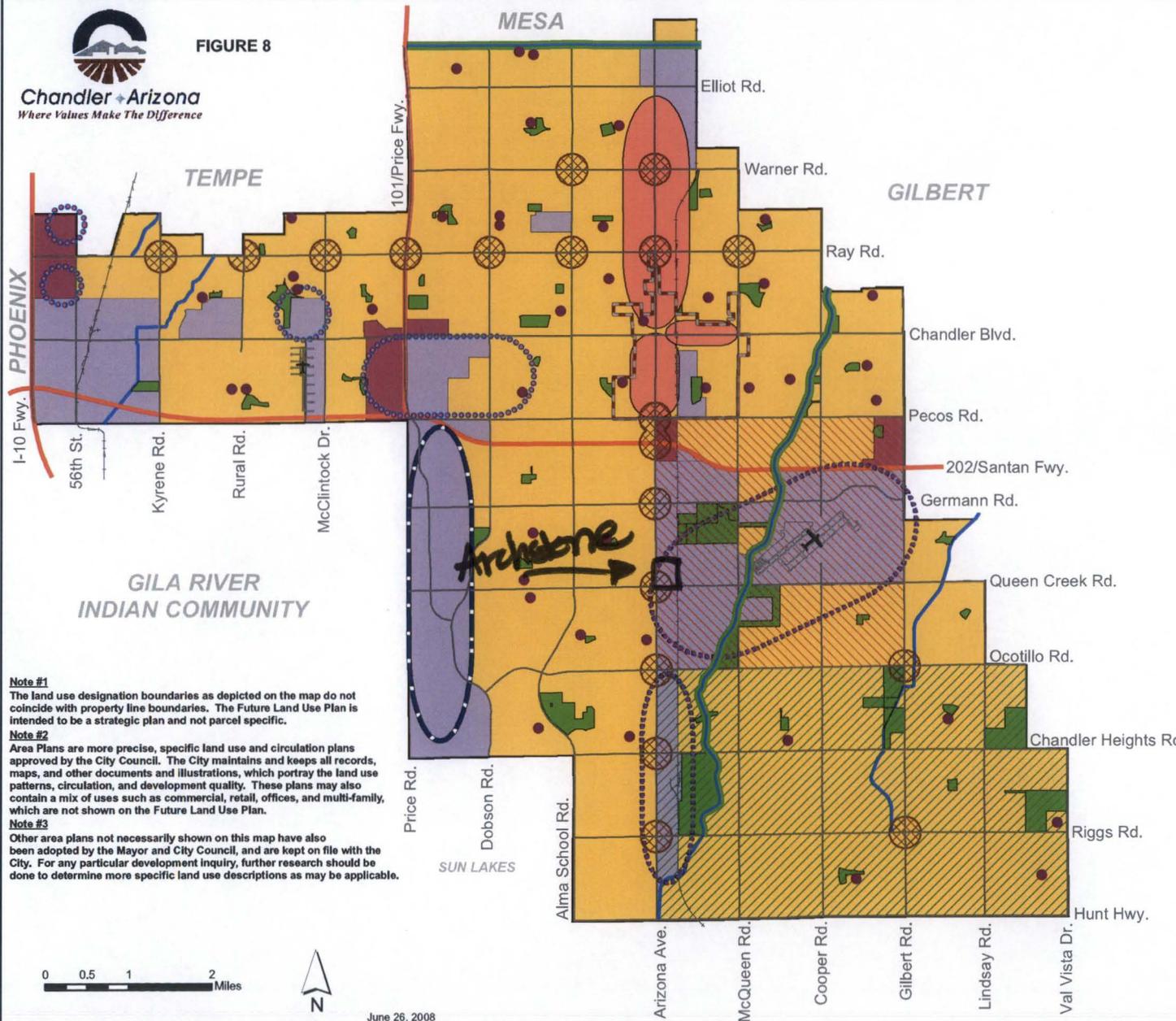
DVR11-0040

**Archstone Village Crossing  
At Chandler**



Chandler Arizona  
Where Values Make The Difference

FIGURE 8



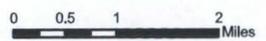
### FUTURE LAND USE PLAN

- RESIDENTIAL**  
This category allows a range of residential densities from Rural Residential (0 - 2.5 dwellings per acre) to Urban Residential (18+ dwellings per acre) based upon location and other criteria described in the text of the General Plan. Public facilities, commercial offices, and institutional uses may be located along frontages of arterial streets, commercial may be located at the corners of arterial street intersections, and mixed-use developments may be located at the intersection of major arterial streets and along High Capacity Transit Corridors.
- COMMERCIAL**  
Major regional commercial uses such as malls, power centers, large single-use retail development, and other major commercial developments. As described in the text of the General Plan, mixed-use developments, large office developments, and a compatible mix of residential densities can be considered in regional commercial areas.
- EMPLOYMENT**  
Major employers, knowledge-intensive employers, industrial/business parks, and industrial support uses. A compatible mix of residential densities as an integral component, and innovation zones may be considered as described in the text of the General Plan.
- RECREATION / OPEN SPACE**  
Public parks and open spaces shown are greater than approximately five acres in size. For a complete map including recreational facilities and privately owned golf courses, see the Recreation and Open Space Element.
- COMMERCIAL NODES**  
Neighborhood or community commercial, including large single-use retail development. By policies described within the text of the General Plan and area plans, commercial offices, commercial services, and institutional uses can be developed at commercial nodes. All new commercial will take into consideration existing commercial development which may not necessarily be shown on this map.
- REVITALIZATION / INFILL GROWTH AREA**  
Mixed-uses including commercial, office, public, and various residential densities.
- SOUTH PRICE ROAD EMPLOYMENT CORRIDOR**  
Large single-user campus employment, or as an alternative, an innovation zone as described in the text of the General Plan can be considered.
- LARGE TRACT GROWTH AREAS**  
See Growth Areas Element.
- GROWTH EXPANSION NODES**  
See Growth Areas Element.
- DOWNTOWN AREA \***  
Mixed-use, public facilities, commercial, office, employment, and various residential densities to preserve and revitalize the downtown area. See Downtown South Arizona Avenue Area Plan for more specific land use descriptions.
- AIRPARK AREA \***  
A mix of employment, commercial, residential densities, and open space within the Airpark Employment Area, designated to be compatible with the Chandler Municipal Airport. See the Chandler Airpark Area Plan for more specific land use descriptions.
- SOUTHEAST CHANDLER AREA \***  
Predominantly rural and low density residential land uses that respect and protect the rural/agrarian lifestyle of the area. See Southeast Chandler Area Plan for more specific land use descriptions.
- SCHOOLS**  
Public elementary, middle, high school, and community college.

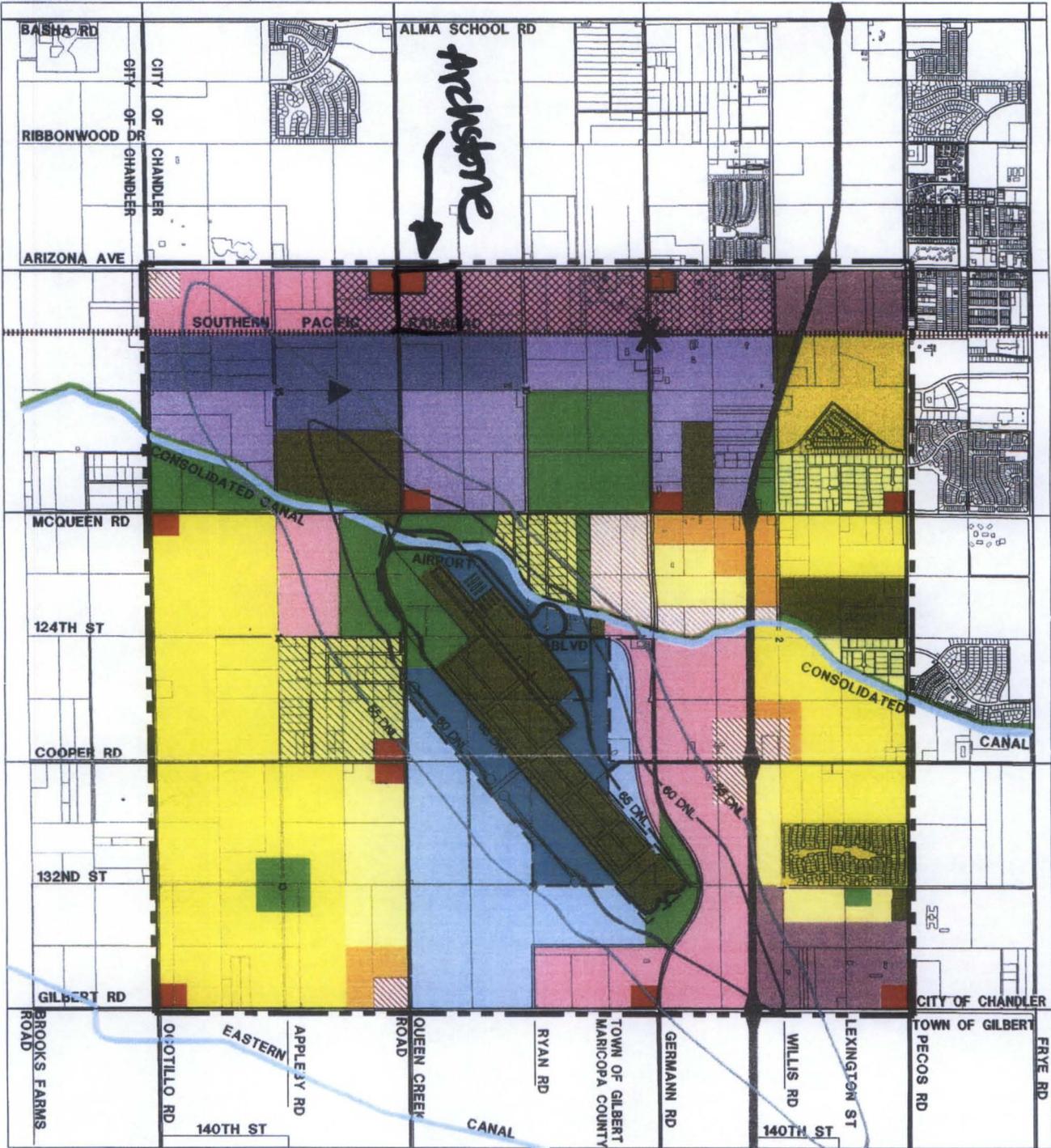
**Note #1**  
The land use designation boundaries as depicted on the map do not coincide with property line boundaries. The Future Land Use Plan is intended to be a strategic plan and not parcel specific.

**Note #2**  
Area Plans are more precise, specific land use and circulation plans approved by the City Council. The City maintains and keeps all records, maps, and other documents and illustrations, which portray the land use patterns, circulation, and development quality. These plans may also contain a mix of uses such as commercial, retail, offices, and multi-family, which are not shown on the Future Land Use Plan.

**Note #3**  
Other area plans not necessarily shown on this map have also been adopted by the Mayor and City Council, and are kept on file with the City. For any particular development inquiry, further research should be done to determine more specific land use descriptions as may be applicable.



June 26, 2008



**CHANDLER AIRPARK**  
**Area Plan**

**FINAL LAND USE PLAN**

- RR (0-14 DU PER ACRE)  
300 ACRES
- LDR (16-45 DU PER ACRE)  
1000 ACRES
- LDR (6-8 DU PER ACRE)  
240 ACRES
- MDR (8.1-12 DU PER ACRE)  
200 ACRES
- HCR (12.1-8 DU PER ACRE)  
150 ACRES
- NEIGHBORHOOD COMMERCIAL  
10 ACRES
- COMMUNITY COMMERCIAL  
75 ACRES
- REGIONAL COMMERCIAL  
200 ACRES
- SPECIAL USE COMMERCIAL  
100 ACRES
- COMMERCIAL/OFFICE/BUSINESS PARK  
848 ACRES
- LIGHT INDUSTRIAL  
300 ACRES
- INDUSTRIAL  
280 ACRES
- COMMERCIAL/OFFICE/BUSINESS PARK (TANWAY ACCESS)  
440 ACRES
- SERVICE USE INDUSTRY (SEU)  
257 ACRES
- PUBLIC/SEMI-PUBLIC FACILITIES  
470 ACRES
- PARKS AND OPEN SPACE  
500 ACRES
- TRANSITIONAL OVERLAY ZONE (TO ANY COMMERCIAL USE)  
120 ACRES
- CORRIDOR OVERLAY PLANNING AREA (POTENTIAL LAND USE) 250 ACRES
- FUTURE TRANSIT CENTER
- POTENTIAL FUTURE TRANSIT RAIL YARD
- LOOP 202 SANTAN FREEMWAY TENTATIVE ALIGNMENT
- NOISE CONTOUR 55
- NOISE CONTOUR 60
- NOISE CONTOUR 65 OR GREATER
- AIRPORT BOUNDARY
- STUDY AREA BOUNDARY AND AIRPORT OVERLAY DISTRICT

NOTES:  
 DNL IS THE AVERAGE DAYTIME NOISE LEVEL FOR 2000 LEVELS.  
 SOURCE: SRM 1998

**GRAPHIC SCALE**

2000' 0' 2000' 4000'

1" = 2000' FT.

**BRW**

This map is only one portion of the complete and final Chandler Airpark Area Plan produced by BRW and adopted by the Chandler City Council on November 5, 1998. This map is not exclusive information regarding Chandler's Airpark Area Plan and should not be viewed as such. The complete Chandler Airpark Area Plan document contains detailed information and descriptions of each land use category as well as more information about the land use, transportation, infrastructure and economic development elements planned for this area.





**MATERIAL & COLOR LEGEND**

DESCRIPTION	
1	PAINT: EXTERIOR: MANSIONNAKROFT PASTEL 0174K ROOF: 02-003
2	PAINT: MASONRY: 01-001
3	STAINED: SERRANA BRONZE: 021-004
4	STAINED: ANTIQUE BRONZE: 021-005
5	METAL: 021-002 - BRASS: 021-002 METAL: 021-003 - BRASS: 021-003 METAL: 021-004 - BRASS: 021-004 METAL: 021-005 - BRASS: 021-005
6	STONE: 021-001 - BRASS: 021-001
7	STONE: 021-002 - BRASS: 021-002
8	STONE: 021-003 - BRASS: 021-003
9	STONE: 021-004 - BRASS: 021-004
10	STONE: 021-005 - BRASS: 021-005



BUILDING #12  
TYPE I - LEFT SIDE ELEVATION



BUILDING #9  
TYPE I - RIGHT SIDE ELEVATION



BUILDING #12 BUILDING #11 BUILDING #10 BUILDING #9  
TYPE I - INTERNAL STREET SCENE FRONT ELEVATION



BUILDING #9 BUILDING #10 BUILDING #11 BUILDING #12  
TYPE I - REAR ALLEY ELEVATION

A-4



BUILDING TYPE I - ELEVATIONS

ARCHSTONE VILLAGE CROSSING AT CHANDLER

CHANDLER, AZ

ARCHSTONE

3333 ARCHSTONE DRIVE, SANTA ANA, CA 92701

ARCHITECTS ORANGE

1445 WEST ORANGE STREET, ORANGE, CA 92668

REV 1  
NOV 2014 DEC 22 2014

DATE PLOTTED: 11/11/14 10:58 AM  
SCALE: 1/8" = 1'-0"  
SHEET NO. 1 OF 1

**MATERIAL & COLOR LEGEND**

**DESCRIPTION**

1	PAVING: WOOD-GRAHNSHAW BRICK/SLATE/BLK/GRY TRAVERTINE	7	STAINLESS STEEL W/SLASH GRATE
2	PAVING: BRICK/SLATE	8	SLATE TILES - RETROFITS/SLATE - EXIST. STORM
3	PAVING: BRICK/SLATE/GRASS	9	CONCRETE: READY-TO-PLACE/FORMING - PERMANENT
4	STAINLESS STEEL W/SLASH GRATE	10	CONCRETE: READY-TO-PLACE/FORMING - PERMANENT
5	METAL: BRASS/BLACK - SHAKER/SLATE - 1/2" DIA.		
6	METAL: BRASS/BLACK - SHAKER/SLATE - 1/2" DIA.		



BUILDING #38 - TYPE II  
TYPE II - FRONT ELEVATION



BUILDING #38 - TYPE II  
TYPE II - SIDE ELEVATION



BUILDING #38 - TYPE II  
TYPE II - REAR ELEVATION

A-5



REV. 1  
2019-204 DEC. 22, 2019

BUILDING TYPE II - ELEVATIONS

CHANDLER, AZ

ARCHSTONE VILLAGE CROSSING AT CHANDLER

ARCHSTONE

3800 ARTHUR BLVD SUITE 200 SANTA ANA, CA 92705

ARCHITECTS ORANGE

14000 CHANDLER STREET CHANDLER, AZ 85226 (480) 409-9999



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14000 CHANDLER STREET CHANDLER, AZ 85226  
480.409.9999  
A-5 DIRECT

**MATERIAL & COLOR LEGEND**

**DESCRIPTION**

- |   |                                                                               |    |                                                                            |
|---|-------------------------------------------------------------------------------|----|----------------------------------------------------------------------------|
| 1 | PAVILION ROOF OVERHANGS BRICKWORK WITH 1" STAIN<br>LESS GLAZES                | 7  | STUCCO - WHITE PER. DEC. 700                                               |
| 2 | STUCCO - SANDY SPINKS DEC. 704                                                | 8  | SLATE TILES - BRIDGEMANS SLATE - VERDEZ STORM                              |
| 3 | STUCCO - SANDY SPINKS DEC. 704                                                | 9  | CONCRETE BLOCK - 12" x 8" - ROCKWELL - PINK W/STN<br>GRAY BRICK RANGE 4000 |
| 4 | PAVILION WOODEN WOOD DEC. 6275                                                | 10 | AUGMENT TILE PATTERN                                                       |
| 5 | METAL FINISHES - BRASS FINISH DEC. 6011                                       |    | *COLORS TO MATCH MAIN FLOOR'S OFFICE COLORS                                |
| 6 | METAL FINISHES - METAL BRASS FINISH DEC. 6011<br>10" x 12" MOUNTAIN DEC. 6011 |    |                                                                            |



TYPE III - INTERNAL STREET SCENE FRONT ELEVATION



TYPE III - INTERNAL COURTYARD ELEVATION

A-7



REV. 1  
2019-2024 DEC. 22, 2019

ARCHSTONE VILLAGE CROSSING AT CHANDLER

CHANDLER, AZ

BUILDING TYPE III - ELEVATIONS

ARCHSTONE

3300 GARDEN PLACE SUITE 500 SANTA ANA, CA 92707

ARCHITECTS ORANGE

10000 HUNTERS LANE SUITE 1000 ORANGE, CA 92668



2019-2024  
DEC. 22, 2019

**MATERIAL & COLOR LEGEND**

**DESCRIPTION**

- |                                                         |                                    |
|---------------------------------------------------------|------------------------------------|
| 1. PAINT: NEW SUPERHANE BRICK/STUCCO (2019) 100% (2019) | 7. STUCCO: WHITE (2019) 100%       |
| 2. STUCCO: BROWN (2019) 100%                            | 8. STUCCO: DARK BROWN (2019) 100%  |
| 3. STUCCO: DARK BROWN (2019) 100%                       | 9. CONCRETE: BROWN (2019) 100%     |
| 4. STUCCO: DARK BROWN (2019) 100%                       | 10. ACCENT: DARK BROWN (2019) 100% |
| 5. METAL: GALVALUM: 2019 (2019) 100%                    |                                    |
| 6. METAL: GALVALUM: 2019 (2019) 100%                    |                                    |
11. MATERIALS TO MATCH MATERIALS FROM EXISTING SITES



BUILDING #50  
TYPE III - SIDE ELEVATION



BUILDING #50  
TYPE III - REAR ELEVATION

**BUILDING TYPE III - ELEVATIONS**

ARCHSTONE VILLAGE CROSSING AT CHANDLER

CHANDLER, AZ

A-8



REV 1  
2019.2014 DEC 22, 2019

**ARCHSTONE**

**ARCHITECTS ORANGE**



1000 N. ORANGE AVENUE, SUITE 100, CHANDLER, AZ 85226  
480.948.1000  
WWW.ARCHITECTSORANGE.COM

**MATERIAL & COLOR LEGEND**

**DESCRIPTION**

- |   |                                                      |    |                                                      |
|---|------------------------------------------------------|----|------------------------------------------------------|
| 1 | PAVER FINISH - COLUMBIAN GRANITE (COLUMBIAN GRANITE) | 7  | STUCCO - WHITE WASH (CREAM)                          |
| 2 | WOOD - CEDAR SHAKES (C-1027)                         | 8  | GLAZE TILES - REDDISH BROWN SLATE - ACCENT STORM     |
| 3 | STUCCO - SANDY SPRINGS (C-1027)                      | 9  | GLAZE TILES - ROOF TILES - WAGLE ROOFING - PRINCIPAL |
| 4 | STUCCO - SANDY SPRINGS (C-1027)                      | 10 | ACCENT TILE PATTERN                                  |
| 5 | METAL PANELING - SANDY SPRINGS (C-1027)              |    |                                                      |
| 6 | METAL PANELING - SANDY SPRINGS (C-1027)              |    |                                                      |
| 7 | METAL PANELING - SANDY SPRINGS (C-1027)              |    |                                                      |
- \*MANAGER TO MATCH MATERIALS TO SPECIFICATIONS



BUILDING 106  
TYPE IV - STREET SCENE FRONT ELEVATION

A-11



REV 1  
2018 204 DEC 22 2018

BUILDING TYPE IV - ELEVATION



ARCHITECTS ORANGE  
10000 N. ANNE STREET, CHANDLER, AZ 85226 (714) 639-8860

ARCHSTONE VILLAGE CROSSING AT CHANDLER

CHANDLER, AZ

ARCHSTONE  
1 MACARTHUR PLACE SUITE 600 SANTA ANA CA 92707

ARCHITECTS ORANGE

**MATERIAL & COLOR LEGEND**

**DESCRIPTION**

- |   |                                                               |    |                                                        |
|---|---------------------------------------------------------------|----|--------------------------------------------------------|
| 1 | CALTA ROOF OVERHANG BRACKETED STRUTTED TRUSS<br>WOOD, 12x12   | 7  | STAINED ARMY VIEW DECOR                                |
| 2 | WALLED WINDOW 12x20                                           | 8  | SLATE TILE / REDUCED SLATE / URBENT STORM              |
| 3 | WALLED WINDOW 12x20                                           | 9  | CONCRETE BLOCK / 12x8 / RAIN / ROCKFORD / 10% KEROSENE |
| 4 | STUCCO / WOODWORK 12x12                                       | 10 | GREY GREYBANK BRIDGE                                   |
| 5 | STUCCO / WOODWORK 12x12                                       | 11 | ACCENT TILE / FACTORY                                  |
| 6 | METAL PANELS / METAL BRACKET SUPPORTS<br>BUILD MATERIAL 12x12 | 12 | COLORS TO MATCH MANUFACTURE SPEC COLORS                |



NORTH ELEVATION (FACING INTERNAL STREET)



BUILDING #12  
SOUTH ELEVATION (FACING POOL DECK)

A-16



2019-2024 DEC 22, 2017

CLUBHOUSE - ELEVATIONS



ARCHITECTS ORANGE

100 NORTH PARKWAY DRIVE, SUITE 100, CHANDLER, AZ 85226

01 - ARCHITECT

1 - ARCHITECT

ARCHSTONE VILLAGE CROSSING AT CHANDLER

CHANDLER, AZ

ARCHSTONE

1 MADISON BLVD SUITE 500 SANTA ANA CA 92707

1 OF 1 SHEETS



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM Economic Development – Airport, Staff Memo No. AP12-021**

**DATE:** FEBRUARY 10, 2012

**TO:** JEFF KURTZ, PLANNING ADMINISTRATOR

**FROM:** LORI QUAN, ECONOMIC DEVELOPMENT SPECIALIST/AIRPORT ADMINISTRATOR

**SUBJECT:** AIRPORT CONFLICTS EVALUATION – AIRPORT COMMISSION FINDINGS FOR PROPOSED ZONING CHANGE FOR THE ARCHSTONE VILLAGE CROSSING AT CHANDLER TO INCLUDE MULTI-FAMILY HOUSING

The Chandler Municipal Airport Commission discussed the proposed change in use on the Northeast Corner of Arizona Avenue and Queen Creek Road during their regular meeting on February 8, 2012. Archstone Village Crossing at Chandler, which is part of a ±40-acre parcel, is proposed to be divided into an integrated master plan. This proposal is comprised of 16.7 acres of Commercial/Office/Business Park and 23.4 acres of multifamily residential. The current zoning is Agricultural (AG-1) and Commercial (C-3). In general, the Commission was supportive of denser housing for the nearby planned employment in the Airpark Area. Apartments in this location make a sensible transitional use between industrial and single family homes. Being located in a commuter corridor provides accessibility to a key segment of Chandler’s workforce. However, discussions about housing near airports usually involve concerns of “importing” opponents to the airport because of noise and low flying aircraft and members noted their resistance to future, additional changes to the approved area plan.

Finding: The Commission determined that even though the proposed change to allow multi-family residential uses within the Chandler Airpark Area could constitute a conflict with the existing or planned airport uses, corrective actions could be made to effectively address their concerns.

Conflict(s) Cited: The Commission noted that the conflict is related to the Airpark Area Plan being designed to preserve the land surrounding the airport for non-noise sensitive employment uses. Not only was the concern about residents complaining about aviation noise and low flying aircraft, but that this action may be viewed unfavorably by granting agencies who may consider this encroachment on the Airport.

Conflict Resolution(s): The Commission recommended the following actions be implemented to resolve the conflict.

- 1) City Planning staff place stipulations involving disclosure, noise attenuation and avigational easements on the property.
- 2) The applicant is strongly encouraged to work with Airport Staff to provide additional information for leasing packets including but not limited to information describing the airport's operations and growth plans, history of the airport and a map showing the approximate traffic pattern.
- 3) The apartment lease document should include a disclosure statement about the airport and its operations with the tenant's signature being an acknowledgement of their chosen proximity to the airport.
- 4) The Commission strongly urges that the apartments should remain rentals with provisions for short term occupancies, which could accommodate student pilots.

Commission Members in Attendance: Chelle Daly, Gary DeHoff, Schuyler McCorkle and Kelly McMullen. This attendance represented a quorum.

In compliance with the Airport Conflicts Evaluation Process, the Commission voted 4-0 to forward a report to the Planning Administrator and City Council indicating the findings noted above.

cc: Jodie Novak, Senior City Planner

**ORDINANCE NO. 4367**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 AND C-3 TO PAD (DVR11-0040 ARCHSTONE VILLAGE CROSSING AT CHANDLER) 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 and C-3 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Archstone Village Crossing at Chandler", kept on file in the City of Chandler Planning Services Division, in File No. DVR11-0040, except as modified by condition herein.
2. 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.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
8. The 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 ARCHSTONE VILLAGE CROSSING AT CHANDLER shall use treated effluent to maintain open space, common areas, and landscape tracts.

9. All structures on the property shall remain below the protective surfaces as defined in Federal Aviation Regulation Part 77 and/or in relation to limits established in FAA determined Terminal Procedures (TERPS). All construction cranes shall be installed and operated in accordance with FAA rules and regulations including notification through the filing of FAA Form 7460-1, Notice of Proposed Construction or Alteration.
10. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
11. All apartment buildings shall be designed and built with noise attenuation construction to achieve an interior noise level of 45 decibels for a single event from an aircraft. A registered engineer shall certify that the project is in conformance with this condition.
12. The developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
13. In the event the residential component is platted to allow unit ownership, the following stipulations shall be the responsibilities of the sub-divider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
  - a) Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorder's Office upon sale of the property.

- b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision within the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled *Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area)*, as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum size of 24" x 36".
- c) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
- d) Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.
- e) The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
- f) All homes and buildings shall be designed and built with noise attenuation construction to achieve an interior noise level of 45 decibels for a single event from an aircraft. A registered engineer shall certify that the project is in conformance with this condition.
- g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:  
"This property is located within or adjacent to the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler."



**Legal Description  
For  
Commercial Parcel**

A portion of the Southwest quarter of Section 10, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

**Beginning** at a City of Chandler brass cap in handhole marking the Southwest corner of Section 10 from whence a City of Chandler flush brass cap marking the West quarter corner of said Section 10 bears North 00 degrees 37 minutes 26 seconds West (Basis of Bearing) a distance of 2,645.95 feet;  
Thence North 00 degrees 37 minutes 26 seconds West along the West line of said Southwest quarter of Section 10 a distance of 660.00 feet;  
Thence North 89 degrees 22 minutes 34 seconds East a distance of 116.18 feet to the beginning of a tangent curve whose center bears North 00 degrees 37 minutes 26 seconds West a distance of 200.00 feet;  
Thence Northeasterly along the arc of said tangent curve through a central angle of 50 degrees 11 minutes 56 seconds and an arc length of 175.23 feet;  
Thence North 89 degrees 22 minutes 34 seconds East a distance of 746.42 feet;  
Thence South 01 degrees 00 minutes 03 seconds East a distance of 725.27 feet to a point on the South line of said Southwest quarter of Section 10;  
Thence along said South line South 88 degrees 59 minutes 57 seconds West a distance of 1021.04 feet to the **Point of Beginning**;

**Note:** The gross area of the above described parcel is 726,154 square feet or 16.6702 acres, more or less.

The Net area (gross area minus existing and proposed right of way) of the above described parcel is 602,884 square feet or 13.8403 acres, more or less.



**Legal Description  
For  
Residential Parcel**

A portion of the Southwest quarter of Section 10, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at a City of Chandler brass cap in handhole marking the Southwest corner of Section 10 from whence a City of Chandler flush brass cap marking the West quarter corner of said Section 10 bears North 00 degrees 37 minutes 26 seconds West (Basis of Bearing) a distance of 2,645.95 feet;

Thence North 00 degrees 37 minutes 26 seconds West along the West line of said Southwest quarter of Section 10 a distance of 660.00 feet to the **Point of**

**Beginning;**

Thence continuing North 00 degrees 37 minutes 26 seconds West along said West line of the Southwest quarter of Section 10 a distance of 662.97 feet;

Thence North 88 degrees 57 minutes 42 seconds East a distance of 1316.73 feet to the Northeast corner of the Southwest quarter of said Southwest quarter of Section 10;

Thence South 00 degrees 30 minutes 28 seconds East a distance of 1323.86 feet to the Southeast corner of said Southwest quarter of the Southwest quarter of Section 10;

Thence along the South line of said Southwest quarter South 88 degrees 59 minutes 57 seconds West a distance of 293.00 feet;

Thence North 01 degrees 00 minutes 03 seconds West a distance of 725.27 feet;

Thence South 89 degrees 22 minutes 34 seconds West a distance of 746.42 feet to the beginning of a non-tangent curve whose center bears North 50 degrees 49 minutes 22 seconds West a distance of 200.00 feet;

Thence Southwesterly along the arc of said tangent curve through a central angle of 50 degrees 11 minutes 56 seconds and an arc length of 175.23 feet;

Thence South 89 degrees 22 minutes 34 seconds West a distance of 116.18 feet to the **Point of Beginning**;

**Note:** The gross area of the above described parcel is 1,014,595 square feet or 23.2919 acres, more or less.

The Net area (gross area minus existing and proposed right of way) of the above described parcel is 945,784 square feet or 21.7122 acres, more or less.

