



# 10

APR 11 2013

Chandler



2010

MEMORANDUM

Transportation & Development – CC Memo No. 13-037a

**DATE:** APRIL 2, 2013

**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:** JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *[Signature]*

**SUBJECT:** APL12-0003 SOUTHSHORE AREA PLAN AMENDMENT/DVR12-0013  
SOUTHSHORE VILLAGE/PPT12-0007 SOUTHSHORE VILLAGE  
 Adoption of Resolution No. 4673  
 Introduction and Tentative Adoption of Ordinance No. 4442

**Request:** Area Plan amendment from Medium Density Residential to Low Density Residential

Rezoning from Planned Area Development (PAD) medium density residential to PAD low density residential for a single-family residential subdivision

Preliminary Development Plan (PDP) for a single-family residential subdivision and Preliminary Plat (PPT)

**Location:** North and east of the northeast corner of Arizona Avenue and Chandler Heights Road

**Applicant:** Rick Engineering for D R Horton homebuilder

**Project Info:** Approximately 45 net acres, 138 lots with an average 8,125 square feet, overall density of 3.07 du/ac.

This item was discussed at the March 28, 2013 City Council meeting regarding the addition of Condition No. 13. This condition requires a written disclosure statement from the homebuilder to

the homebuyer as well as an individual lot property deed outlining that the subdivision is adjacent to or nearby SRP electrical power pole lines which should be expected to continue indefinitely including any future expansion of such utilities. This item was continued to allow further discussion of this condition. The conditions as forwarded by Planning Commission are contained within the Ordinance, therefore, if Council votes to add Condition No. 13 then the Ordinance needs to be reintroduced at another hearing date. Condition No. 13 is as follows:

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 Salt River Project (SRP) electrical power pole lines along the railroad tracks that may cause adverse noise and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby SRP electrical power pole lines, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely including any future expansion of such utilities. 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.

### **RECOMMENDATION**

Upon finding the Area Plan amendment and Rezoning request to be consistent with the General Plan and Southeast Chandler Area Plan, Planning Commission and Planning Staff recommend approval of this request. Upon finding the Preliminary Development Plan and Preliminary Plat requests to be consistent with the Residential Development Standards, Planning Commission and Planning Staff recommend approval.

### **BACKGROUND**

The subject 45 acre site is located north and east of the northeast corner of Arizona Avenue and Chandler Heights Road. West of the site is Arizona Avenue, Fulton Ranch Marketplace, and the Fulton Ranch master planned community. The Union Pacific Railroad tracks are east of the site and single-family subdivisions Pinelake Estates and Pinelake Village. North of the site is the developing Fulton Ranch II (Reserve at Fulton Ranch) single-family subdivision. South of the property is land zoned for commercial development.

This application request includes an Area Plan amendment, Rezoning, Preliminary Development Plan, and Preliminary Plat as follows:

- First, proposed amendment to the Southshore Area Plan changing approximately 45 acres from medium density single-family residential to low density single-family residential.
- Secondly, proposed rezoning of approximately 45 acres from Planned Area Development (PAD) medium density residential to PAD low density residential for a single-family residential subdivision.

- Thirdly, proposed Preliminary Development Plan (PDP) and Preliminary Plat approval for the 45 acre residential project.

In September 2005, an Area Plan amendment, Rezoning, and PDP was approved for a single-family residential subdivision and a commercial parcel. The land was changed from multi-family residential, light industrial, and commercial to medium density single-family residential and commercial. The commercial corner was conceptual and came back later with a PDP to develop. The gated, medium density single-family z-lot designed residential subdivision included 231 lots at a density of 5.0 du/ac. The residential component did not develop. The commercial parcel began construction and ceased several years ago.

D R Horton is proposing to develop the Southshore Village project which includes 138 single-family residential lots developed as a low density subdivision. The subdivision is not gated and includes public streets. The main entry/exit off of Arizona Avenue is designed with a corner water feature, edged by open space, and a tree-lined raised landscape median entry leading to a sizeable open space area. The entry/exit off of Chandler Heights Road is also edged by open space areas and a raised landscape median. There are two entrance and exits from the development. A full movement median break is planned for both entries.

The water feature off of Arizona Avenue creates a prominent sense-of-arrival accompanying the water features of Fulton Ranch and Fulton Ranch II nearby. Waterfall elements are incorporated into the water feature and stepped stone veneer finished walls. Willow Acacia trees are located in the entry planter medians with Texas Honey Mesquite and other trees along open space tracts. Approximately 20% open space is included throughout the subdivision with the use of usable active open spaces, landscape tracts, and a landscaped street frontage and entry drives.

The 138 lot residential subdivision provides for a low density single-family community at 3.07 du/ac. The single-family lots are individual, detached homes that provide additional residential housing planned on this property since 2005. The subdivision offers a traditional lot layout with a variety of housing plans.

### **HOUSING PRODUCT**

The ten housing products include five one-story plans ranging from approximately 2,141 to 2,528 livable square feet and five two-story housing plans ranging from 2,330 to 3,552 livable square feet. Housing plans are designed with several architectural styles. Each housing plan includes three elevation styles providing a total of 30 housing plan options.

The homes offer a mix of side entry garages and forward facing garages. Standard features include rear yard covered patios, covered front entries or porches, stone veneer on at least one elevation, and decorative garage doors with windows. The home's exterior includes four-sided architectural elements, two-toned paint, window molding, varied rooflines and roof tiles, window shutters, decorative brackets, decorative vents, wrought iron accents, corbels, courtyard walls, and varied window designs.

There are roof tile and various paint color scheme options. Two-story homes are designed to avoid a box-on-box appearance with the introduction of one-story components on rear elevations and/or front elevations, or a combination one- and two-story designed home, and varied roofline and wall plane elements. Elevation details include arched elements and decorative trim above garage doors, enhanced bases and banding elements on columns, varied column designs, hipped gable rooflines with decorative corbels, extended roof overhangs, projecting wall sections on second story, balcony with metal railing, and courtyard wall/columns.

The housing products design complies with the Residential Development Standards architectural diversity elements. The homes meet all 9 required elements and provide 9 of the minimum required 7 optional elements.

### **SUBDIVISION DIVERSITY**

The subdivision design includes a sense of arrival into the neighborhood with open space, and landscaping at both entries along with a water feature at the main entry. There is a landscape parkway along both street frontages, only four homes backing to an arterial street with staggered rear walls, usable retention open spaces, visible open space with view corridors, cul-de-sacs adjacent to open space, and an amenity area with tot lot, ramada, and benches. In addition, the development's entry off of Chandler Heights Road includes a curvilinear street bounded by open space areas.

Front yard building setbacks range from a minimum of 10 feet for side-entry garages or livable space to 18 feet for forward facing garage doors. Rear building setbacks are a minimum of 10 feet for one-story homes; however, there is a 30-foot rear yard building setback for two-story homes due to a subdivision diversity element point. Patio covers can encroach 10 feet into a rear yard setback. Side yard building setbacks are a minimum of 5 feet and 10 feet. The maximum lot coverage is 50%.

Additionally, the development restricts corner lots to one-story homes or combination one- and two-story homes with the one-story on the street side, restricts the same front elevation from being built side-by-side or directly across the street from one another, and no more than two identical side-by-side roof slopes will be constructed along arterial streets. No more than every third lot along arterial and collector streets will be a two-story home.

The Development Booklet references side yard building setbacks, net density, and the number of lots; however, Staff noticed some inadvertent errors with the latest plan updates. For clarification, the project has 138 maximum lots, the net density is 3.07 du/ac, and the minimum side yard building setback for each lot is 5 feet and 10 feet. A zoning condition is added to confirm the side yard building setbacks.

### **GENERAL PLAN CONFORMANCE**

The subject property is part of the Southeast Chandler Area Plan (SECAP), which designates the property for Employment/Mixed Use development. This SECAP land use is based on the General Plan Land Use Element, which defines this property as Employment and as a "large growth tract area". The Arizona Avenue corridor is identified in the Southeast Chandler Area

Plan as the most intense land use in Southeast Chandler. This corridor is intended to accommodate the land uses as defined in the General Plan which include a variety of light industrial, campus-like business parks, and employment uses including a compatible mix of higher density housing, commercial support uses, corporate offices, and related uses. The request is consistent with the General Plan and Southeast Chandler Area Plan.

Additionally, the approximate 45-acre site is part of the larger Southshore Area Plan bounded by Arizona Avenue, Ocotillo Road, Chandler Heights Road, and the Consolidated Canal. In March 1988, the Southshore Area Plan was established and defined specific land uses with PAD zoning. This plan supersedes the Southeast Chandler Area Plan in regards to land use. There have been several amendments to the Area Plan including a General Plan amendment in 1997 for the Pinelake Estates and Pinelake Village single-family home subdivisions. The General Plan amendment allowed for single-family residential development east of the railroad tracks instead of employment, business park, and multi-family uses. Land use amendments and rezoning requests have occurred over the years allowing for the development of Southshore Town Center, Southshore Town Center Phase II, Desert Palms Presbyterian Church, and Chandler United Methodist Church. Commercial development was approved on the northeast corner of Arizona Avenue and Chandler Heights Road.

The proposed Southshore Area Plan amendment retains the single-family residential land use that was approved as part of the previously approved Southshore Village (Maracay Homes) development. In conformance with the General Plan, the original Southshore Area Plan had established higher density residential housing along the Arizona Avenue corridor and as a part of the Employment/Mixed Use land use designation. The Area Plan included a mix of higher density residential multi-family parcels, light industrial, and commercial uses. Those uses have since changed to single-family residential and commercial.

The Southshore Area Plan has been amended over time for other residential uses including Pinelake Village which was originally planned for multi-family residential up to 15 du/ac. This property was rezoned for medium density single-family residential at approximately 5.3 du/ac. Pinelake Estates was rezoned from light industrial, office, and multi-family residential to low density single-family residential at approximately 1.68 du/ac. Fulton Ranch II was originally a mixed use commercial and residential development that was changed to a 5.1 du/ac single-family residential development. The proposed D R Horton 3.07 du/ac development is compatible with adjacent residential.

Planning Commission and Planning Staff are of the opinion the proposed development is in conformance with the General Plan and Southeast Chandler Area Plan. Development of property along Arizona Avenue between Ocotillo Road and Chandler Heights Road furthers the goals and planned land uses within the General Plan, Southeast Chandler Area Plan, and Southshore Area Plan by incorporating a residential use within a mix of existing commercial and residential uses as well as employment uses located further south along Arizona Avenue and to the north and east within the Airpark Area Plan. The subject site adds to the mix of uses by providing a residential housing option for the area.

The subdivision abuts the Union Pacific Railroad right-of-way and is designed to mitigate any negative impacts. The subdivision layout is similar to Fulton Ranch II under construction immediately north of the site. There are no residential buildings backing up to the railroad right-of-way, a 6-foot high block wall is along the east side, and homes will be constructed with sound attenuation measures.

### **DISCUSSION**

Planning Commission and Planning Staff are of the opinion that the single-family residential development furthers the City's goal to promote new development, a mix of housing options, and compatible land uses adjacent to existing single-family residential and commercial. The development meets the Residential Development Standards and is a well-designed community.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held November 29, 2012. Only one area resident from Pinelake Estates attended representing the HOA Board. The boardmember stated the HOA was supportive.
- As of the date of this memo, Staff is not aware of any opposition to this project.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 5    Opposed: 0    Absent: 2 (Baron, Cunningham)

### **RECOMMENDATIONS**

#### **Area Plan**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Area Plan amendment.

#### **Rezoning**

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "SOUTHSHORE VILLAGE", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0013, 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. 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.
7. 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.
8. 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.
9. 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
10. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing railroad tracks and railroad right-of-way that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing railroad track and railroad right-of-way, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
11. 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.

12. 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 SOUTHSHORE VILLAGE development shall use treated effluent to maintain open space, common areas, and landscape tracts.

### **Preliminary Development Plan**

Planning Commission and Planning Staff, upon finding consistency with the General 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 "SOUTHSHORE VILLAGE", kept on file in the City of Chandler Planning Division, in File No. DVR12-0013, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
4. 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.

5. The tot lot shall be a minimum of 20 total play stations.
6. The side yard building setbacks shall be a minimum of 5 feet and 10 feet.
7. No more than two identical side-by-side roof slopes should be constructed along arterial or collector streets or public open space.
8. All homes built on corner lots within the residential subdivision shall be single-story or a combination of one- and two-story with the one-story portion on the street side.
9. The same elevation shall not be built side-by-side or directly across the street from one another.
10. For lots adjacent to an arterial street, two-story homes are limited to every third lot, with no more than two, two-story homes built side-by-side.

**Preliminary Plat**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Preliminary Plat request 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**

**Area Plan:**

Move to adopt Resolution No. 4673 approving the Southshore Area Plan amendment in case APL12-0003 SOUTHSORE AREA PLAN AMENDMENT, per Planning Commission and Planning Staff recommendation.

**Rezoning:**

Move to introduce and tentatively adopt Ordinance No. 4442 approving rezoning request DVR12-0013 SOUTHSORE VILLAGE from PAD to PAD, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Development Plan:**

Move to approve Preliminary Development Plan request DVR12-0013 SOUTHSORE VILLAGE for the single-family residential development, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Plat:**

Move to approve Preliminary Plat request PPT12-0007 SOUTHSORE VILLAGE, subject to the conditions recommended by Planning Commission and Planning Staff.

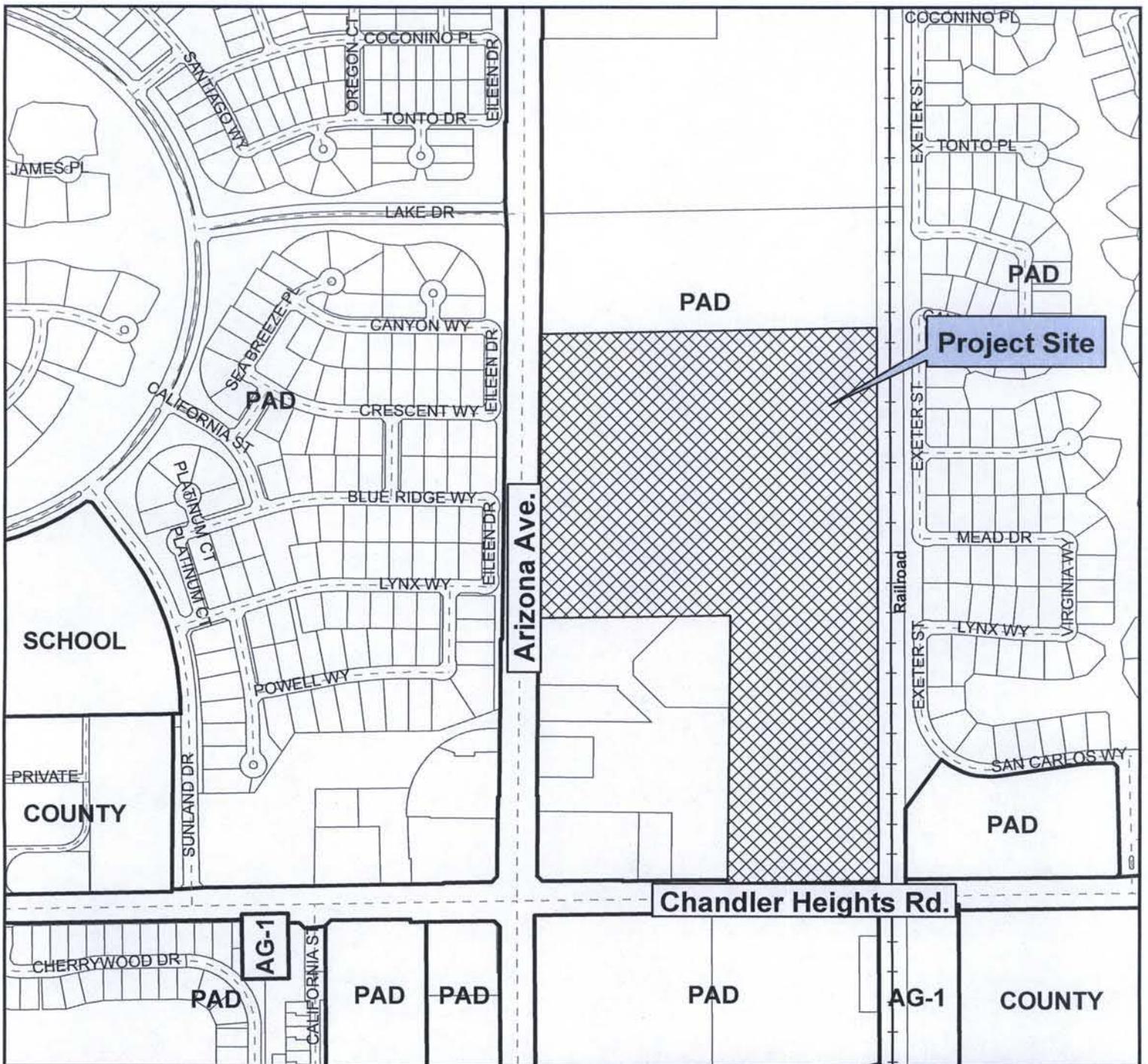
CC Memo No. 13-037a

April 2, 2013

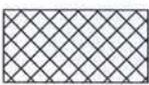
Page 10 of 10

**Attachments**

1. Vicinity Maps
2. Area Plan amendment map
3. Site Plan
4. Landscape Plan
5. Sample housing elevations
6. Preliminary Plat
7. Resolution No. 4673
8. Ordinance No. 4442
9. Development Booklet, Exhibit A



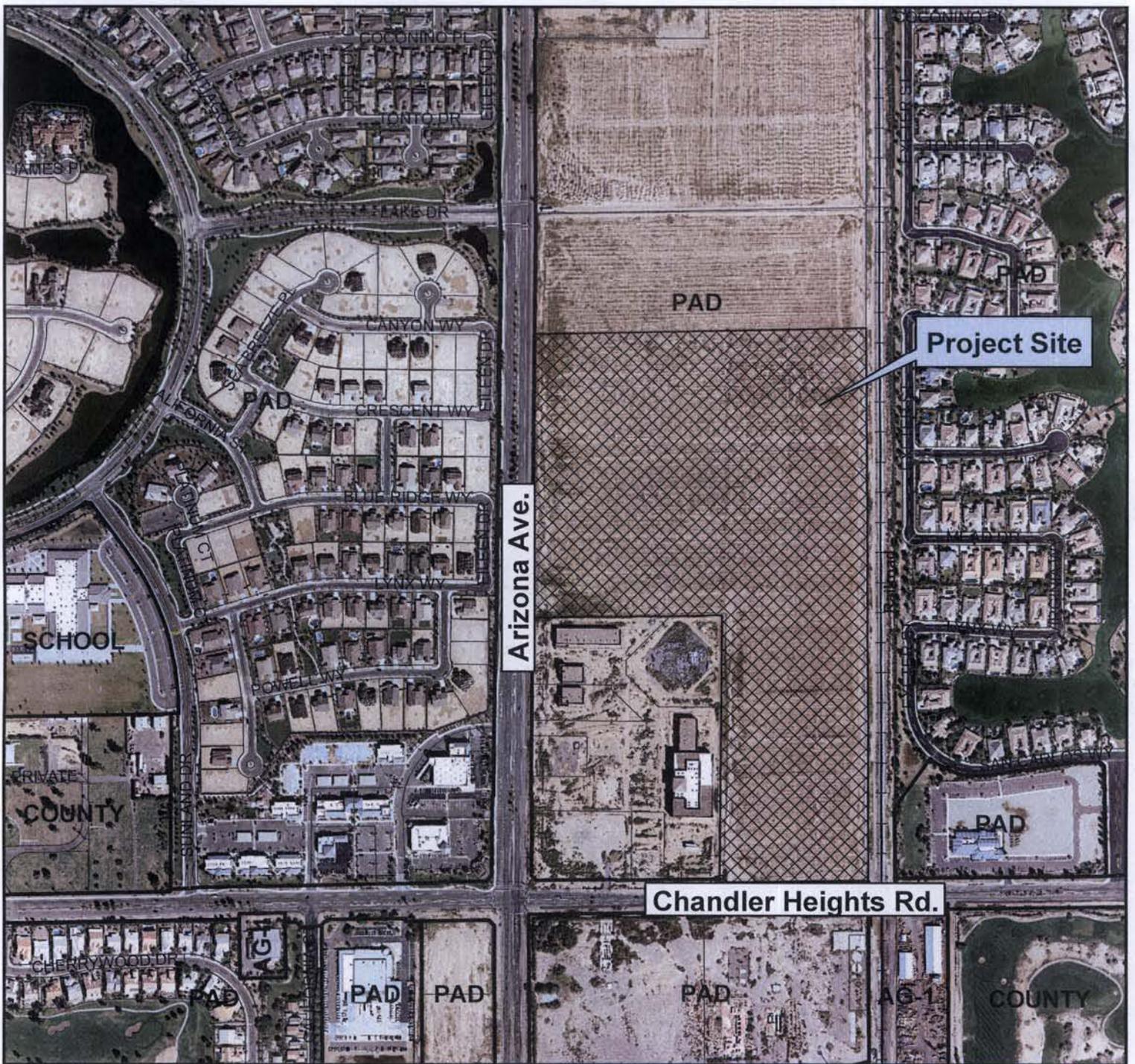
**Vicinity Map**



**APL12-0003**

**Southshore Village**





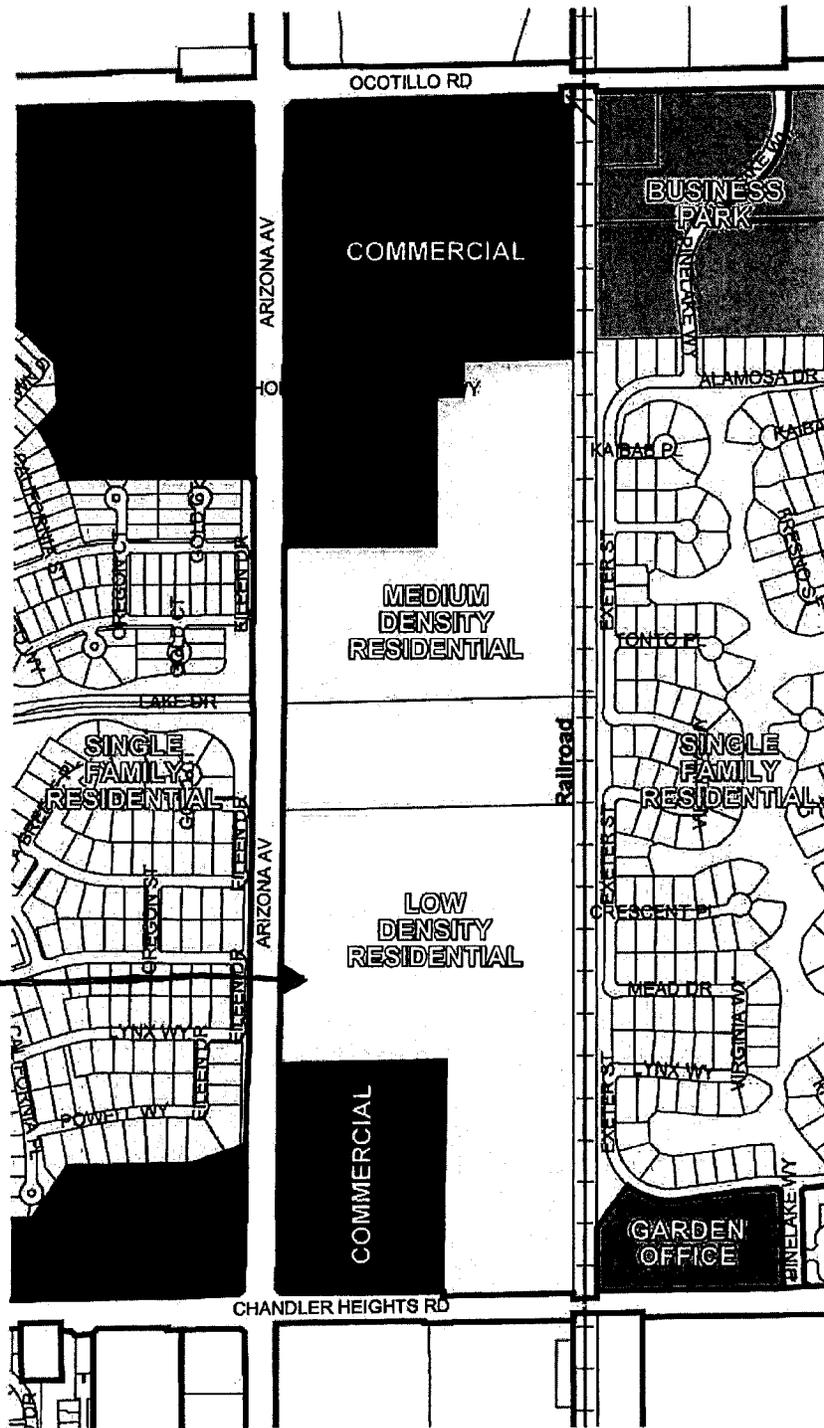
## Vicinity Map



APL12-0003

Southshore Village

subject site



### Southshore Village Proposed Land Use



SOUTHSHORE VILLAGE

SITE PLAN



Expire: 9-30-13

PROJECT NO. 429  
 DATE: 27-FEB-2013  
 DRAWN: DOMK  
 CHECKED: DOMK  
 DESIGNED: DOMK  
 COUNTY: RICK COUNTY

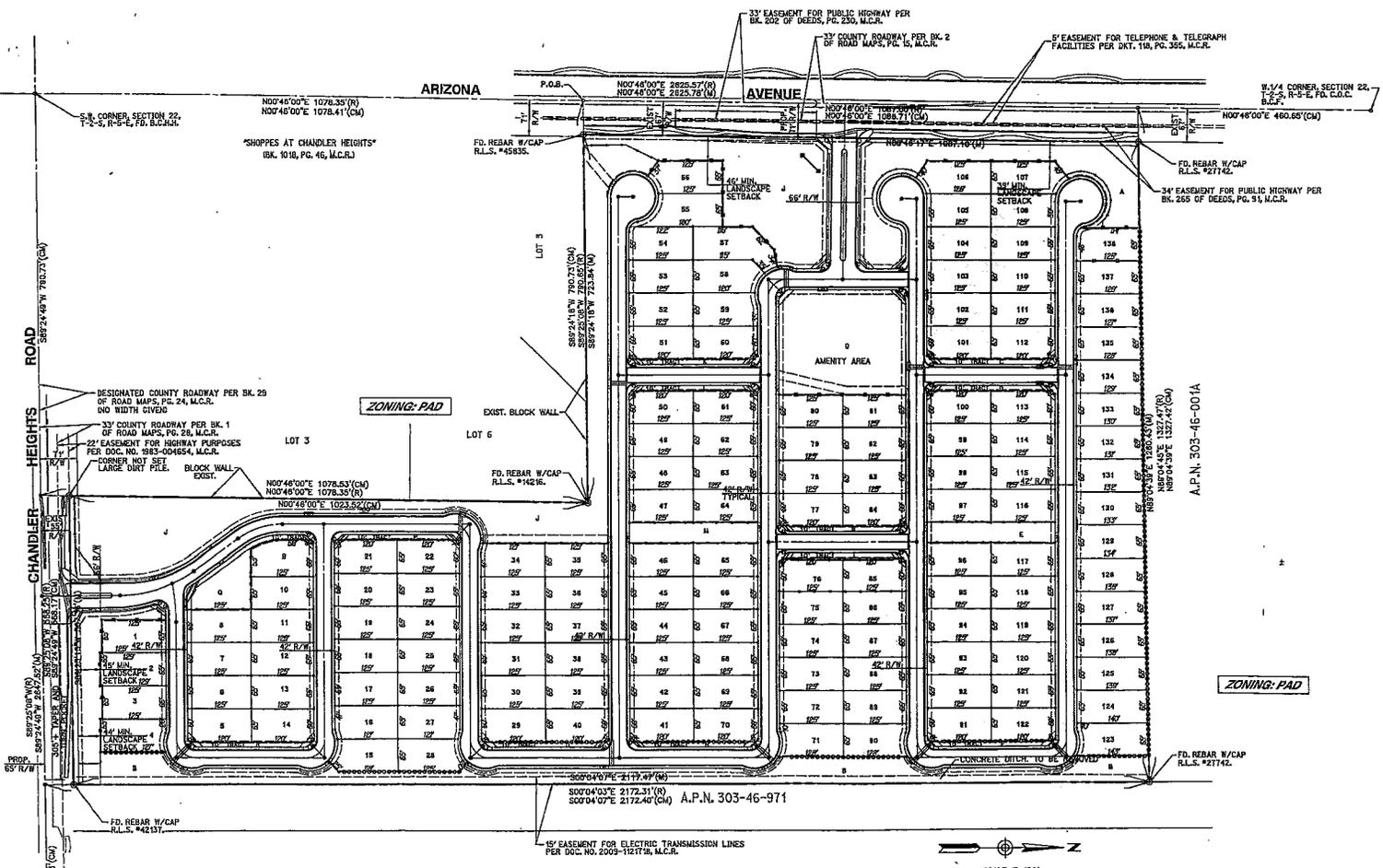
REVISIONS  
 NO. DESCRIPTION DATE

ZONING: PAD

ZONING: PAD

ZONING: PAD

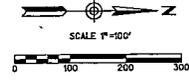
ZONING: PAD



**WALL LEGEND:**  
 - 6" BLOCK, 6' HIGH, THEM  
 - 6" BLOCK, 6' HIGH, SECONDARY  
 - MONUMENT  
 - 6' HIGH VIEW FENCING

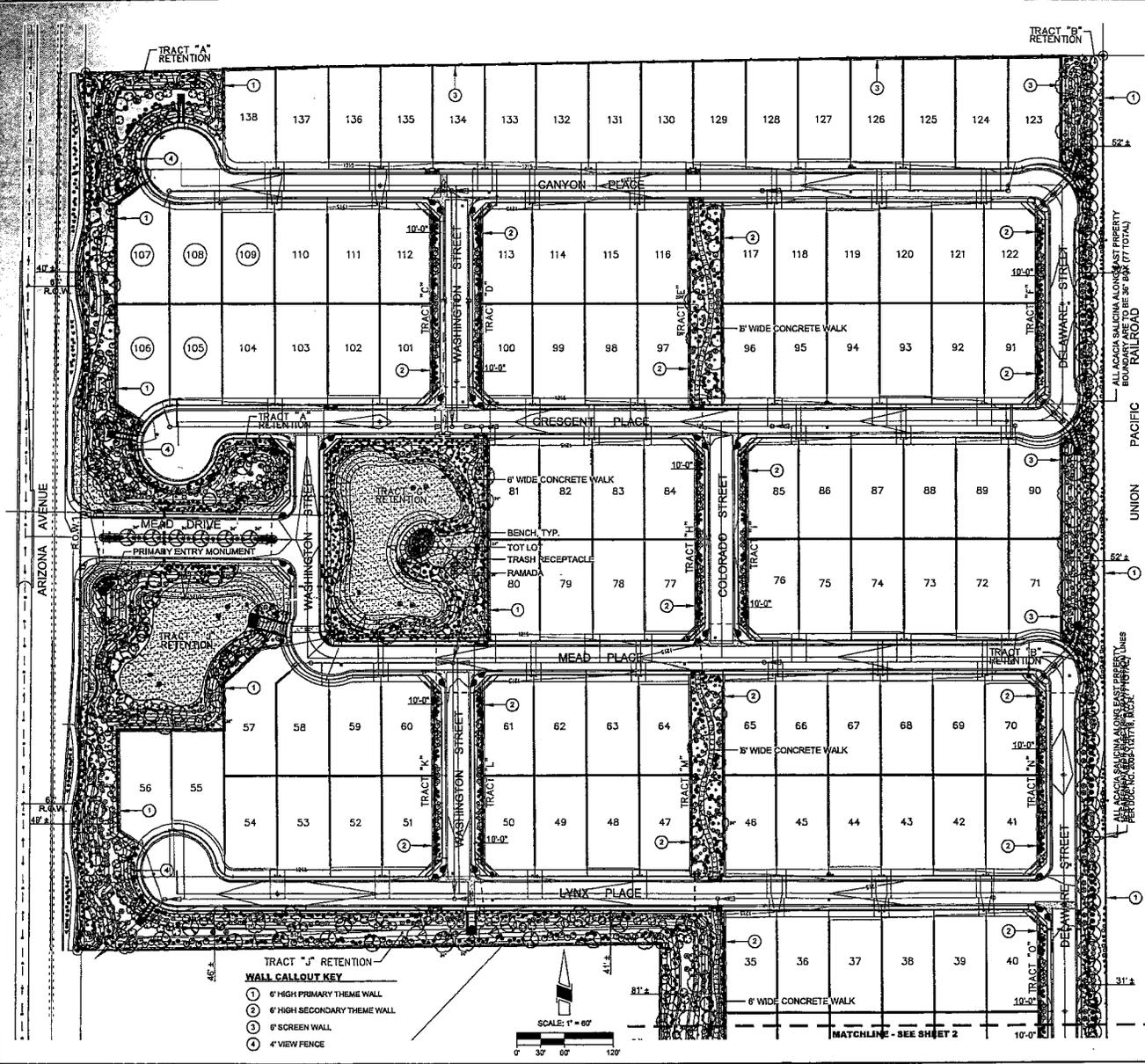
**STREET SECTIONS:**  
 1. ARIZONA AVENUE PER C.O.C. STD. DTL. C-203  
 2. CHANDLER HEIGHTS ROAD PER C.O.C. STD. DTL. C-205  
 3. ENTRY LOCATION TO SITE PER C.O.C. STD. DTL. C-211  
 4. ALL OTHER STREETS PER C.O.C. STD. DTL. C-213 WITH RIGHT-OF-WAY REDUCED TO 42'.

**SITE DATA:**  
 NET DENSITY = 3.07 LOTS/ACRE  
 NUMBER OF LOTS = 138  
 OPEN SPACE = 396,691.48 S.F. OR 9.107 ACRES  
 LOT COVERAGE IS UNKNOWN AT THIS TIME

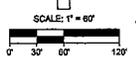


S-1/4 CORNER SECTION 22, T-2-S, R-5-E, FD. C.O.C. B.C.H.L.

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- TRACT "J" RETENTION WALL CALLOUT KEY**
- ① 6" HIGH PRIMARY THEME WALL
  - ② 6" HIGH SECONDARY THEME WALL
  - ③ 6" SCREEN WALL
  - ④ 4" VIEW FENCE



MATCHLINE - SEE SHEET 2

**PLANT MATERIAL LEGEND**

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	SIZE	H x W (CALIPER)
<b>TREES</b>				
⊗	ACACIA SALICINA WILLOW ACACIA	77	38" BOX	12 x 5 (2")
⊗	CAESALPINIA CACALAGO 'SMOOTHIE'	58	15 GAL.	5 x 4 (1.5")
⊗	THORNLESS CASCALDIE	33	15 GAL.	6 x 2 (1.75")
⊗	DALBERGIA SISBOO ROSEWOOD	27	36" BOX	12 x 7 (2.5")
⊗	JACARANDA MIMOSIFOLIA JACARANDA	1	36" BOX	14 x 7 (3")
⊗	PARKINSONIA 'DESERT MUSEUM'	50	24" BOX	7 x 4 (1")
⊗	DESERT MUSEUM PALO VERDE			
⊗	PROSOPIS GLANDULOSA	9	38" BOX	10 x 8 (2.5")
⊗	TEXAS HONEY MESQUITE	47	24" BOX	8 x 4 (1.5")
⊗	PROSOPIS VELUTINA	4	24" BOX	7 x 4 (1")
⊗	VELVET MESQUITE	31	15 GAL.	5 x 2 (1.5")
<b>SHRUBS AND ACCENTS</b>				
*	AGAVE GEMINIFLORA TWIN FLOWERED AGAVE	28	5 GAL.	
*	AGAVE WEBERII WEBER'S AGAVE	46	5 GAL.	
*	BULBINE FRUTESCENS BULBINE	350	5 GAL.	
⊗	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	12	5 GAL.	
⊗	CALLIANDRA CALIFORNICA SALA FARY DUSTER	537	5 GAL.	
⊗	CHRYSACTINIA MEXICANA DAMIANITA DAISY	263	5 GAL.	
*	DASYLIRION ACROTRICHE GREEN DESERT SPOON	25	5 GAL.	
⊗	ENCELIA FARINOSA BRITTLEBUSH	30	5 GAL.	
⊗	EREMOPHILA X 'SUMMERTIME BLUE'	70	5 GAL.	
⊗	SUMMERTIME BLUE SBAU BUSH			
⊗	EREMOPHILA 'VALENTINE'	45	5 GAL.	
⊗	VALENTINE SHRUB			
⊗	JUSTICIA SPICIGERA MEXICAN HONEYBUCKLE	80	5 GAL.	
⊗	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA RAIN SAGE	510	5 GAL.	
⊗	NOLINA MICROCARPA BEAR GRASS	58	5 GAL.	
*	PENSTEMON PARRYI PARRY'S PENSTEMON	94	1 GAL.	
*	ROSA BANKSIAE LADY BANKS ROSE	7	5 GAL.	
⊗	SALVIA CLEVELANDII CLEVELAND'S SAGE	107	5 GAL.	
⊗	SALVIA GREGGII AUTUMN SAGE	444	5 GAL.	
⊗	SENNA NEMOPHILA DESERT SENNA	352	5 GAL.	
⊗	SIMMONDSIA CHINENSIS 'COMPACTA'	183	5 GAL.	
⊗	DWARF JOJOBA			
⊗	TAGETES LEMMONII MOUNT LEMMON MARIGOLD	47	5 GAL.	
<b>GROUND COVER</b>				
⊗	ACACIA REDOLENS 'DESERT CARPET'	278	5 GAL.	
⊗	DESERT CARPET ACACIA			
⊗	BACCHARIS SPP. COTYLE BUSH	83	5 GAL.	
⊗	DALEA CAPTATA 'SIERRA GOLD'	546	5 GAL.	
⊗	GOLDEN DALEA			
*	LANTANA 'NEW GOLD'	181	1 GAL.	
*	NEW GOLD LANTANA			
⊗	LANTANA MONTENIDENSIS TRAILING LANTANA	386	1 GAL.	
⊗	VERBENA GOODINGII GOODING VERBENA	200	1 GAL.	
<b>TURF</b>				
⊗	BERMUDA (VARIETY AND METHOD OF INSTALLATION TO BE DETERMINED)			
<b>BOULDERS</b>				
⊗		88	780	

**SOUTHSHORE VILLAGE**  
ARIZONA AVENUE & CHANDLER HEIGHTS ROAD  
CHANDLER, ARIZONA

CONCEPTUAL LANDSCAPE PLAN



THIS PLAN FOR THE LOT/CELL ROAD - SHEET 111  
DATE: AUGUST 2012  
DRAWN BY: DRANK MEJ  
CHECKED BY: RICK ENGINEERING COMPANY  
DATE: AUGUST 2012

**REVISIONS**

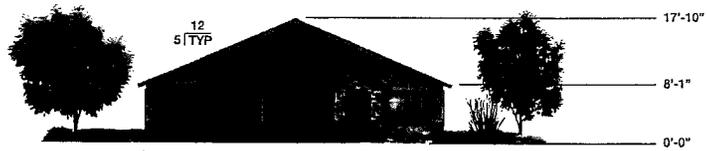
NO.	DESCRIPTION	DATE

**RICK ENGINEERING COMPANY**  
1800 STANGIT  
PHOENIX, ARIZONA 85024  
TEL: (602) 263-1100  
FAX: (602) 263-1100





Perspective



Front Elevation

Stucco Popout  
Detail Typical  
on All Sides



Rear Elevation



Left Elevation

Stucco Popout  
Detail Typical  
on All Sides

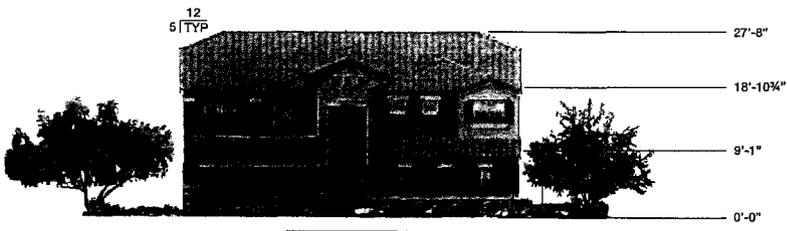


Right Elevation

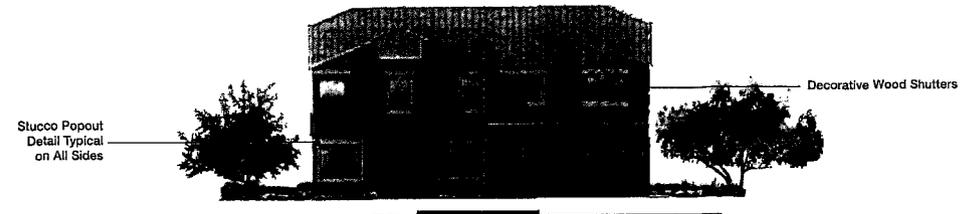
smaller home



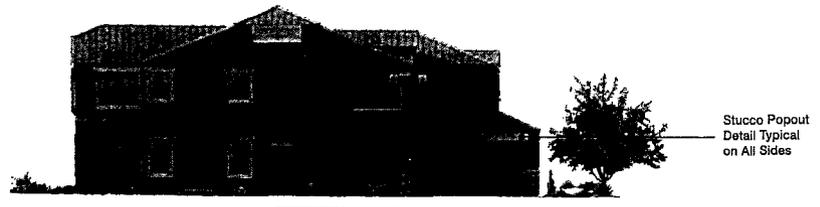
Perspective



Front Elevation



Rear Elevation



Left Elevation

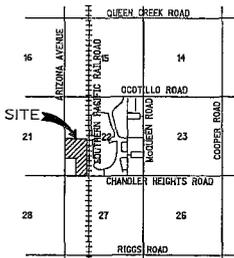


Right Elevation

largest home

# PRELIMINARY PLAT FOR SOUTHSHORE VILLAGE CITY OF CHANDLER, ARIZONA

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 22, TOWNSHIP 2 SOUTH,  
RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SOUTHSHORE VILLAGE  
ARIZONA AVENUE & CHANDLER HEIGHTS ROAD  
CHANDLER, ARIZONA

PRELIMINARY PLAT



RICK ENGINEERING COMPANY  
 20410 N. 15TH AVENUE, SUITE 100  
 PHOENIX, ARIZONA 85027  
 CONTACT: CHRIS PATTON  
 PHONE: (602) 957-3350

SHEET 1 OF 4

### LEGAL DESCRIPTION:

A portion of the southwest quarter of Section 22, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, be more particularly described as follows:

COMMENCING at the brass cap in handhole in the intersection of Chandler Heights Road and Arizona Avenue near the Southeast corner of Section 22, from which the brass cap in handhole marking the West quarter corner of said Section 22 bears North 00 degrees 46 minutes 00 seconds East 2825.57 feet, said line being the West line of the Southeast quarter of said Section 22, and the basis of bearing for this description:

THENCE North 00 degrees 46 minutes 00 seconds East 1078.35 feet along the West line of said Southwest quarter to the POINT OF BEGINNING;

THENCE continuing along said West line North 00 degrees 46 minutes 00 seconds East 1087.00 feet;

THENCE North 88 degrees 04 minutes 45 seconds East 1327.47 feet to the westerly right of way line of the Union Pacific Railroad;

THENCE South 00 degrees 04 minutes 03 seconds East 2172.31 feet along said West line to the South line of said Southwest quarter;

THENCE South 88 degrees 25 minutes 08 seconds West 558.25 feet along said South line;

THENCE North 00 degrees 46 minutes 00 seconds East 1078.35 feet along a line which is parallel with the West line of said Southwest quarter;

THENCE South 88 degrees 25 minutes 08 seconds West 750.65 feet along a line which is parallel with the South line of said Southwest quarter to the POINT OF BEGINNING.

(NOTE: THE RECORD DESCRIPTION SHOWN ABOVE DOES NOT MATHEMATICALLY CLOSE BY 0.4'±.)

LATITUDE & LONGITUDE:  
LATITUDE = 33°14'15"  
LONGITUDE = 111°50'23"

### CITY NOTES:

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

THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.

THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

### BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS PRELIMINARY PLAT IS N 0°46'00" E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST.

### BENCHMARK:

PROJECT ELEVATIONS ARE BASED UPON NAVD 88 DATUM. THE FOLLOWING BENCHMARK WAS UTILIZED:

BENCHMARK NUMBER	NGVD 29 ELEV	DESCRIPTION	EQUIV NAVD 88 ELEV
47A	1227.520	SECTION 14, T2S, R5E, 3" BRASS CAP IN CONCRETE, 215' EAST OF INTERSECTION OF MCCOEN ROAD AND COOTILLO ROAD, 4' NORTH OF BACK OF CURB, (NORTHING 417936.903, EASTING 738628.500)	1,663 1229.58

### RESIDENTIAL DEVELOPMENT STANDARDS:

DESCRIPTION	DEVELOPMENT STANDARDS
MINIMUM LOT WIDTH	65 FEET
MINIMUM LOT DEPTH	100 FEET
MINIMUM LOT AREA	6025 SF*
MINIMUM FRONT SETBACK	30 FEET**
FRONT ENTRY GARAGE	10 FEET**
MINIMUM FRONT SETBACK	10 FEET
SIDE ENTRY GARAGE/LIVABLE	10 FEET
MINIMUM REAR SETBACK	30 FEET**
TWO STORY	
MINIMUM SIDE SETBACKS	5 FEET AND 10 FEET ********
MAXIMUM LOT COVERAGE	50%*****
MAXIMUM STRUCTURE HEIGHT	2 STORES OR 30 FEET

\* STANDARD LOT SIZE IS 8125 SF. SOME LOTS ARE LESS DUE TO DUL-DE-SACS AND KNUCKLES.

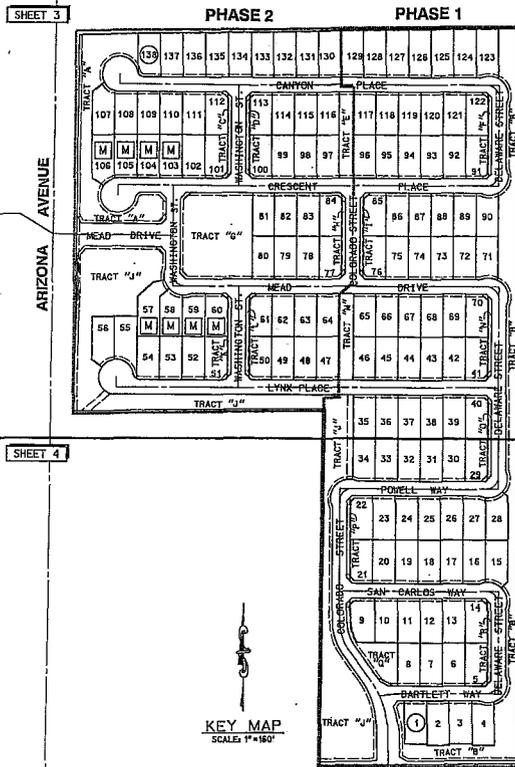
\*\* FRONT SETBACKS ARE MEASURED TO THE FACE OF THE GARAGE DOOR. LIVABLE SPACE FORWARD OF THE GARAGE MAY ENOUGH UP TO EIGHT (8) FEET.

\*\*\* A COVERED PATIO MAY BE CONSIDERED A SINGLE STORY ELEMENT AND EXTEND INTO THE REAR YARD NO MORE THAN TEN (10) FEET.

\*\*\*\* STREET SIDE YARDS ON LOTS SHALL INCLUDE THE ADJACENT LANDSCAPE TRACTS. IN ADDITION TO THE 10 (10) FOOT LANDSCAPE TRACT, A MINIMUM FIVE (5) FOOT SIDE YARD WILL BE DESIGNATED ON THE LOT.

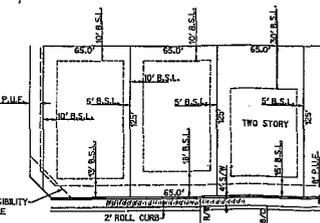
\*\*\*\*\* PORCHES, POT SHELVES, FIREPLACES, BATHUB POP-UPS, ENTERTAINMENT CENTERS, BAY WINDOWS AND OTHER ARCHITECTURAL PROJECTIONS WILL BE ALLOWED TO PROJECT UP TO TWO (2) FEET FROM THE STRUCTURE, BUT NO CLOSER THAN THREE (3) FEET TO THE PROPERTY LINE. THE LENGTH OF THE FEATURE CAN BE NO GREATER THAN TEN (10) FEET.

\*\*\*\*\* THE LOT COVERAGE, WHICH INCLUDES ANY STRUCTURE OR BUILDING ABOVE GROUND, WILL RANGE FOR THE STANDARD FLOOR PLANS FROM 29-46%. NO MORE THAN ONE HALF WILL EXCEED 45% LOT COVERAGE.



KEY MAP  
SCALE: 1"=150'

### CHANDLER HEIGHTS ROAD



TYPICAL LOT SETBACK DETAIL  
N.T.S.  
SEE RESIDENTIAL DEVELOPMENT STANDARDS

### LEGEND:

- INDICATES PROPERTY / BOUNDARY LINE
- INDICATES PHASE LINE
- (38) INDICATES FIRST & LAST LOT NUMBER
- (M) INDICATES MODEL HOME LOT
- 138 INDICATES LOT NUMBER
- INDICATES PROPOSED SEWER LINE, M.H. & FLOW DIRECTION
- MS— INDICATES EXISTING SEWER LINE, SIZE & FLOW DIRECTION
- W— INDICATES PROPOSED WATER LINE, SIZE
- INDICATES EXISTING WATER LINE, SIZE
- INDICATES PROPOSED WATER VALVE
- INDICATES PROPOSED FIRE HYDRANT
- W— INDICATES EXISTING WATER LINE
- (R) RECORD
- (M) MEASURED
- (CM) CALCULATED FROM MEASURED INFORMATION
- V.T.E. INDICATES VISIBILITY TRIANGLE EASEMENT
- ⊙ INDICATES CENTERLINE MONUMENTATION

### DEVELOPER:

D.R. HORTON  
20410 N. 15TH AVENUE, SUITE 100  
PHOENIX, ARIZONA 85027  
CONTACT: MS. HOLLY JAMES  
PHONE: (480) 368-2343

### ENGINEER:

RICK ENGINEERING COMPANY  
5150 NORTH 15TH STREET  
PHOENIX, ARIZONA 85016  
CONTACT: CHRIS PATTON  
PHONE: (602) 957-3350

### SITE DATA:

NET DENSITY = 3.07 LOTS/ACRE  
NUMBER OF LOTS = 138  
OPEN SPACE = 412,982 SQ. FT. OR 9.481 ACRES  
LOT COVERAGE IS UNKNOWN AT THIS TIME

### AREA:

1,955,886 SQ. FT. OR 44.301 ACRES (CM NET)  
2,059,824 SQ. FT. OR 47.287 ACRES (CM GROSS)

### UTILITIES & SERVICES:

- SANITARY SEWER \_\_\_\_\_ CITY OF CHANDLER
- WATER \_\_\_\_\_
- TELEPHONE \_\_\_\_\_
- REFUSE DISPOSAL \_\_\_\_\_ CITY OF CHANDLER
- POWER \_\_\_\_\_ ARIZONA PUBLIC SERVICE
- FIRE PROTECTION \_\_\_\_\_ CITY OF CHANDLER
- POLICE PROTECTION \_\_\_\_\_ CITY OF CHANDLER
- STREET MAINTENANCE \_\_\_\_\_ CITY OF CHANDLER
- GAS \_\_\_\_\_ SOUTHWEST GAS
- CABLE \_\_\_\_\_ COX COMMUNICATIONS

### INDEX OF SHEETS

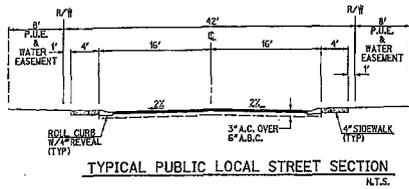
SHEET NO.	DESCRIPTION
1	COVER SHEET, SECTIONS & DETAILS
2	DATA TABLES AND DETAILS
3 & 4	PRELIMINARY PLAT

### REVISIONS

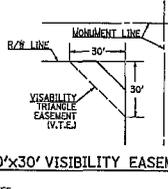
NO.	DESCRIPTION	DATE

ZONING CASE No: DVR12-0013

C.O.C. LOG No. PPT 12-0007

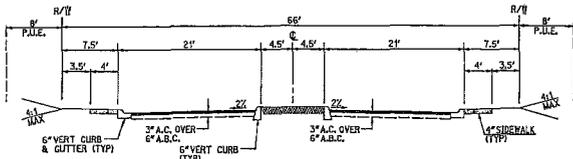


TYPICAL PUBLIC LOCAL STREET SECTION  
N.T.S.

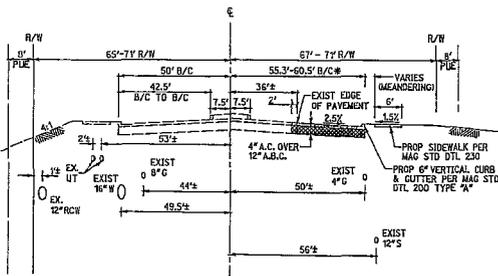


30'x30' VISIBILITY EASEMENT  
N.T.S.

NOTES:  
GROUND COVER, FLOWERS, AND GRANITE LESS THAN 2' MATURED IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 5' ABOVE GROUND IN THIS AREA.  
TREES SHALL NOT BE SPACED LESS THAN 8' APART.  
SEE STANDARD DETAIL NO. C-246 FOR SIGHT DISTANCE REQUIRED AT DRIVEWAYS AND INTERSECTION FOR WHICH SIDE STREET APPROACH IS CONTROLLED BY STOP SIGN.

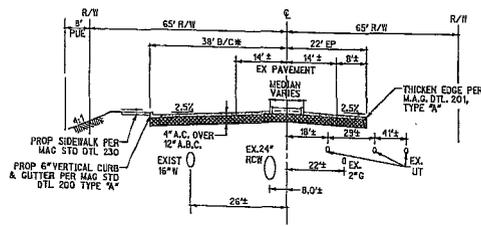


TYPICAL COLORADO STREET AND MEAD DRIVE SECTION  
N.T.S.



TYPICAL ARIZONA AVENUE  
(LOOKING NORTH) N.T.S.

\* NOTE:  
FINAL TRANSITION LENGTHS AND STATIONING TO BE DETERMINED AT FINAL DESIGN FOR OFFSITE PLANS



TYPICAL CHANDLER HEIGHTS ROAD  
(LOOKING EAST) N.T.S.

\* NOTE:  
FINAL TRANSITION LENGTHS AND STATIONING TO BE DETERMINED AT FINAL DESIGN FOR OFFSITE PLANS

TRACT	AREA (SF)	AREA (ACRES)	DESCRIPTION OF USE
A	49,356	1.13	LANDSCAPING, OPEN SPACE, RETENTION
B	93,019	2.13	LANDSCAPING, OPEN SPACE, RETENTION
C	2,280	0.05	LANDSCAPING, OPEN SPACE
D	2,280	0.05	LANDSCAPING, OPEN SPACE
E	10,025	0.23	LANDSCAPING, OPEN SPACE, RETENTION
F	2,110	0.05	LANDSCAPING, OPEN SPACE
G	51,030	1.17	LANDSCAPING, OPEN SPACE, RETENTION, AMENITIES
H	2,290	0.05	LANDSCAPING, OPEN SPACE
I	2,290	0.05	LANDSCAPING, OPEN SPACE
J	165,402	3.80	LANDSCAPING, OPEN SPACE, RETENTION
K	2,290	0.05	LANDSCAPING, OPEN SPACE
L	2,290	0.05	LANDSCAPING, OPEN SPACE
M	10,025	0.23	LANDSCAPING, OPEN SPACE, RETENTION
N	2,200	0.05	LANDSCAPING, OPEN SPACE
O	2,200	0.05	LANDSCAPING, OPEN SPACE
P	2,145	0.05	LANDSCAPING, OPEN SPACE
Q	11,349	0.26	LANDSCAPING, OPEN SPACE, RETENTION
R	2,110	0.05	LANDSCAPING, OPEN SPACE
TOTAL TRACT AREA 414,111 SF OR 9.52 ACRES			
TOTAL RIGHT OF WAY 402,816 SF OR 9.25 ACRES			

Lot Area Table

LOT #	AREA (SF)	LOT #	AREA (SF)
1	8,125.00	70	8,018.87
2	8,385.00	71	7,975.86
3	8,125.00	72	8,125.00
4	8,235.13	73	8,125.00
5	8,019.87	74	8,125.00
6	8,125.00	75	8,125.00
7	8,125.00	76	8,109.88
8	8,125.00	77	8,109.88
9	8,357.13	78	8,125.00
10	8,125.00	79	8,125.00
11	8,125.00	80	8,125.00
12	8,125.00	81	8,125.00
13	8,125.00	82	8,125.00
14	8,019.87	83	8,125.00
15	8,115.13	84	8,109.88
16	8,007.22	85	8,109.88
17	8,125.00	86	8,125.00
18	8,125.00	87	8,125.00
19	8,125.00	88	8,125.00
20	8,125.00	89	8,125.00
21	7,925.00	90	7,915.66
22	8,109.88	91	8,019.87
23	8,125.00	92	8,125.00
24	8,125.00	93	8,125.00
25	8,125.00	94	8,125.00
26	8,125.00	95	8,125.00
27	8,007.22	96	8,125.00
28	8,218.57	97	8,125.00
29	8,019.87	98	8,125.00
30	8,125.00	99	8,125.00
31	8,125.00	100	8,109.88
32	8,125.00	101	8,109.88
33	8,125.00	102	8,125.00
34	8,007.22	103	8,125.00
35	8,125.00	104	8,125.00
36	8,125.00	105	8,124.30
37	8,125.00	106	8,168.38
38	8,125.00	107	8,244.88
39	8,125.00	108	8,109.88
40	8,109.87	109	8,125.00
41	8,109.87	110	8,125.00
42	8,125.00	111	8,125.00
43	8,125.00	112	8,109.88
44	8,125.00	113	8,109.87
45	8,125.00	114	8,125.00
46	8,125.00	115	8,125.00
47	8,125.00	116	8,125.00
48	8,125.00	117	8,125.00
49	8,125.00	118	8,125.00
50	8,109.88	119	8,125.00
51	8,109.87	120	8,125.00
52	8,125.00	121	8,125.00
53	8,125.00	122	8,019.87
54	8,115.43	123	8,062.35
55	8,125.57	124	8,043.54
56	8,712.35	125	8,075.51
57	10,110.66	126	8,507.48
58	8,220.37	127	8,639.45
59	8,003.14	128	8,771.42
60	8,109.87	129	8,103.40
61	8,109.87	130	8,635.37
62	8,125.00	131	8,587.34
63	8,125.00	132	8,439.31
64	8,125.00	133	8,431.28
65	8,125.00	134	8,363.26
66	8,125.00	135	8,295.23
67	8,125.00	136	8,227.20
68	8,125.00	137	8,159.17
69	8,125.00	138	8,043.76

Curve Table

NAME	DELTA	RADIUS	ARC	YANGUW
C1	35.27 0.7	221.50	136.10	71.35
C2	21.09 2.8	110.00	100.24	48.91
C3	11.25 5.4	55.00	110.00	35.00
C4	21.09 2.8	220.00	111.24	37.71
C5	35.27 0.7	221.50	136.10	71.35
C6	48.19 4.0	50.00	42.04	22.36
C7	55.11 4.1	30.00	19.25	11.35
C8	21.09 2.8	20.00	10.43	5.23
C9	21.09 2.8	20.00	10.43	5.23
C10	21.09 2.8	20.00	10.43	5.23
C11	21.09 2.8	20.00	10.43	5.23
C12	21.09 2.8	20.00	10.43	5.23
C13	21.09 2.8	20.00	10.43	5.23
C14	21.09 2.8	20.00	10.43	5.23
C15	21.09 2.8	20.00	10.43	5.23
C16	21.09 2.8	20.00	10.43	5.23
C17	21.09 2.8	20.00	10.43	5.23
C18	21.09 2.8	20.00	10.43	5.23
C19	21.09 2.8	20.00	10.43	5.23
C20	21.09 2.8	20.00	10.43	5.23
C21	21.09 2.8	20.00	10.43	5.23
C22	21.09 2.8	20.00	10.43	5.23
C23	21.09 2.8	20.00	10.43	5.23
C24	21.09 2.8	20.00	10.43	5.23
C25	21.09 2.8	20.00	10.43	5.23
C26	21.09 2.8	20.00	10.43	5.23
C27	21.09 2.8	20.00	10.43	5.23
C28	21.09 2.8	20.00	10.43	5.23
C29	21.09 2.8	20.00	10.43	5.23
C30	21.09 2.8	20.00	10.43	5.23
C31	21.09 2.8	20.00	10.43	5.23
C32	21.09 2.8	20.00	10.43	5.23
C33	21.09 2.8	20.00	10.43	5.23
C34	21.09 2.8	20.00	10.43	5.23
C35	21.09 2.8	20.00	10.43	5.23
C36	21.09 2.8	20.00	10.43	5.23
C37	21.09 2.8	20.00	10.43	5.23
C38	21.09 2.8	20.00	10.43	5.23
C39	21.09 2.8	20.00	10.43	5.23
C40	21.09 2.8	20.00	10.43	5.23
C41	21.09 2.8	20.00	10.43	5.23
C42	21.09 2.8	20.00	10.43	5.23
C43	21.09 2.8	20.00	10.43	5.23
C44	21.09 2.8	20.00	10.43	5.23
C45	21.09 2.8	20.00	10.43	5.23
C46	21.09 2.8	20.00	10.43	5.23
C47	21.09 2.8	20.00	10.43	5.23
C48	21.09 2.8	20.00	10.43	5.23
C49	21.09 2.8	20.00	10.43	5.23
C50	21.09 2.8	20.00	10.43	5.23
C51	21.09 2.8	20.00	10.43	5.23
C52	21.09 2.8	20.00	10.43	5.23
C53	21.09 2.8	20.00	10.43	5.23
C54	21.09 2.8	20.00	10.43	5.23
C55	21.09 2.8	20.00	10.43	5.23
C56	21.09 2.8	20.00	10.43	5.23
C57	21.09 2.8	20.00	10.43	5.23
C58	21.09 2.8	20.00	10.43	5.23
C59	21.09 2.8	20.00	10.43	5.23

Line Table

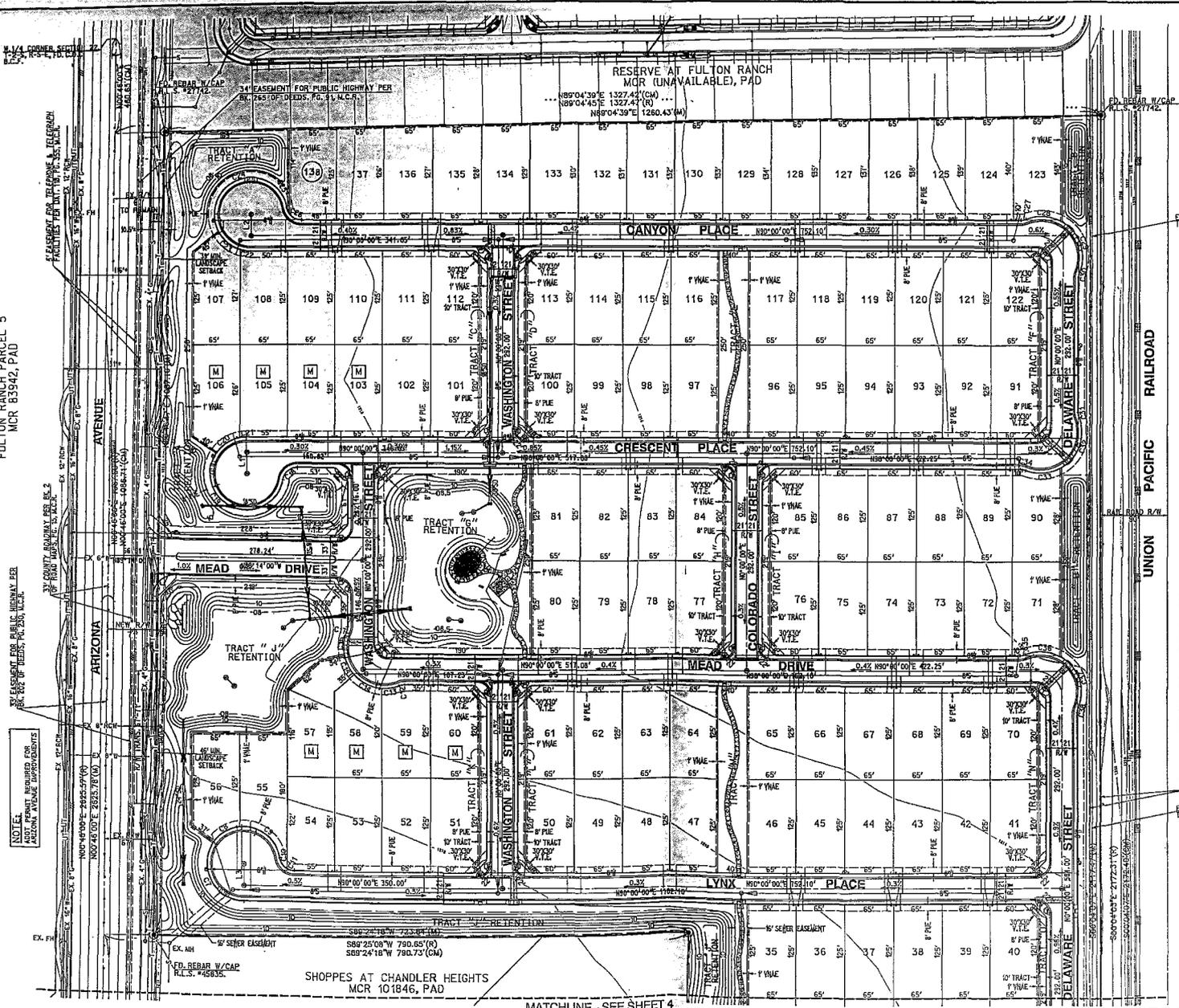
LINE #	BEARING	LENGTH
L1	N 0° 00' 00" E	25.00
L2	N 0° 00' 00" E	25.00
L3	N 0° 00' 00" E	25.00

SOUTHSHORE VILLAGE  
ARIZONA AVENUE & CHANDLER HEIGHTS ROAD  
CHANDLER, ARIZONA  
PRELIMINARY PLAT



REVISIONS  
NO. DESCRIPTION DATE  
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FULTON RANCH PARCEL 5  
MCR 83942, PAD

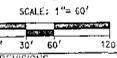


**SOUTHSHORE VILLAGE**  
ARIZONA AVENUE & CHANDLER HEIGHTS ROAD  
CHANDLER, ARIZONA

PRELIMINARY PLAT

PINE LAKE COMMUNITY  
PAD

UNION PACIFIC  
RAILROAD



NO.	REVISIONS	DATE



DESIGNED: CDR  
CHECKED: DAN  
DRAWN: RICK  
DATE: 1/27/2011

**RICK**  
ANDERSON  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF ARIZONA  
LICENSE NO. 12000

ZONING CASE No: DVR12-0013

C.O.C. LOG No. PPT 12-0007

SHEET 3 OF 4

D:\4229\01\1\Pre\Imp\Plan\_101029\4229sp10103.dgn  
27-FEB-2013



RESOLUTION NO. 4673

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "SOUTHSHORE AREA PLAN" FROM MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL ON PROPERTY LOCATED NORTH AND EAST OF THE NORTHEAST CORNER OF ARIZONA AVENUE AND CHANDLER HEIGHTS ROAD.

WHEREAS, an interest has been expressed in seeking approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located north and east of the northeast corner of Arizona Avenue and Chandler heights Road; and

WHEREAS, the Land Use and Neighborhood Planning Elements of the Chandler General Plan adopted by the City Council on June 26, 2008 encourage the preparation of neighborhood plans (Area Plan) that address distinct characteristics and support unique land use planning for each area; and

WHEREAS, an existing area plan, the "Southshore Area Plan" has been adopted for the area bounded by Arizona Avenue, the Consolidated Canal, Ocotillo Road and Chandler Heights Road; and

WHEREAS, the applicant prepared this amendment to the existing "Southshore Area Plan"; and

WHEREAS, such an amendment, covering a portion of the adopted Area Plan including a map has been prepared by the applicant for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at a previous public hearing;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. That the attached map exhibit, an Amendment to the Southshore Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on March 6, 2013, is hereby adopted as the guideline for future rezoning and development for the area described within it.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

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

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4673 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, and that a quorum was present thereat.

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

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *GAB*



**ORDINANCE NO. 4442**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR12-0013 SOUTHSORE VILLAGE) 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 PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "SOUTHSORE VILLAGE", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0013, 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. 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.
7. 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.
8. 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.
9. 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
10. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing railroad tracks and railroad right-of-way that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing railroad track and railroad right-of-way, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

11. 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.
12. 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 SOUTHSORE VILLAGE development shall use treated effluent to maintain open space, common areas, and landscape tracts.

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 Transportation & 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.





**SOUTHSHORE VILLAGE LEGAL DESCRIPTION**

A portion of the Southwest quarter of Section 22, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa county, Arizona, being more particularly described as follows:

COMMENCING at the brass cap in handhole in the intersection of Chandler Heights Road and Arizona Avenue marking the Southwest corner of Section 22, from which the brass cap in handhole marking the West quarter corner of said Section 22 bears North 00 degrees 46 minutes 00 seconds East 2625.57 feet, said line being the West line of the Southwest quarter of said Section 22, and the basis of bearing for this description;

THENCE North 00 degrees 46 minutes 00 seconds East 1078.35 feet along the West line of said Southwest quarter to the POINT OF BEGINNING;

THENCE continuing along said West line North 00 degrees 46 minutes 00 seconds East 1087.00 feet;

THENCE North 89 degrees 04 minutes 45 seconds East 1327.47 feet to the Westerly right of way line of the Union Pacific Railroad;

THENCE South 00 degrees 04 minutes 03 seconds East 2172.31 feet along said West line to the South line of said Southwest quarter;

THENCE South 89 degrees 25 minutes 08 seconds West 568.25 feet along said South line;

THENCE North 00 degrees 46 minutes 00 seconds East 1078.35 feet along a line which is parallel with the West line of said Southwest quarter;

THENCE South 89 degrees 25 minutes 08 seconds West 790.65 feet along a line which is parallel with the South line of said Southwest quarter to the POINT OF BEGINNING. As shown on Exhibit "A" attached herewith as page 2 of 2.

Subject parcel comprising 47.287 gross acres, more or less and subject to all easements of record.

(NOTE: THE RECORD DESCRIPTION PROVIDED IN FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 271-110700619-013, DATED: AUGUST 12, 2011 AS SHOWN ABOVE DOES NOT MATHEMATICALLY CLOSE BY 0.04±)



W.1/4 CORNER, SECTION 22,  
T-2-S, R-5-E, FD. C.O.C.  
B.C.F.

N00°46'00"E 460.65'(CM)



SCALE 1" = 300'

N89°04'45"E 1327.47'

AVENUE

N00°46'00"E 1087.00'

N00°46'00"E 2625.57'

67'  
R/W

P.O.B.

S89°25'08"W 790.65'

S00°04'03"E 2172.31'

ARIZONA

N00°46'00"E 1078.35'

N00°46'00"E 1078.35'

S89°25'08"W 568.25'

P.O.C.  
S.W. CORNER, SECTION 22,  
T-2-S, R-5-E, FD.  
B.C.H.H.

S89°24'49"W 790.73'(CM)

55'  
R/W

S89°24'49"W 1288.63'(CM)

S89°25'08"W(R) S89°24'49"W 2647.52'(M)

CHANDLER

HEIGHTS

ROAD

EXHIBIT "A"

S.1/4 CORNER, SECTION 22,  
T-2-S, R-5-E, FD. C.O.C.  
B.C.H.H.