



**MEMORANDUM                      Transportation & Development - CC Memo No. 13-129**

**DATE:**            OCTOBER 24, 2013

**TO:**                MAYOR AND COUNCIL

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

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

**SUBJECT:**        DVR13-0012/PPT13-0009 FIRE ROCK RANCH  
Introduction and Tentative Adoption of Ordinance No. 4504

Request:           Rezoning from Planned Area Development (PAD) for multi-family and commercial retail development to PAD for single-family development, with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for subdivision layout and housing product

Location:          Northwest corner of Chandler Boulevard and Gilbert Road

Applicant:         Sam Griffin; KB Homes

**RECOMMENDATION**

The request is for Rezoning from PAD for multi-family and commercial retail development to PAD for single-family development, with PDP and PPT approval for subdivision layout and housing product. Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval with conditions.

**BACKGROUND**

The subject site is located at the northwest corner of Chandler Boulevard and Gilbert Road. North and west of the site is the Dobson Place single-family master-planned community. East, across Gilbert Road at the intersection corner is a CVS Pharmacy located within the Town of Gilbert. South, across Chandler Boulevard is a Circle K gas station, vacant land, and an

automotive shop, all located in a county island. In addition, there is a small trailer park, and the Colonia Coronita single-family residential subdivision, both located within the City of Chandler.

The subject site initially received zoning in 1993 as part of the 230-acre Dobson Place master-planned community. At that time, the subject site was zoned to PAD for multi-family and commercial development. In 1995, the site was rezoned to PAD strictly for commercial uses, eliminating the multi-family designation. With the development of the Dobson Place single-family residential neighborhood, the zoning was vested for the site. The site was rezoned in 2008, to allow for the office, retail, and multi-family development. An extension of the zoning and the removal of a condition requiring specific phasing of construction occurred in 2011.

The request is to rezone the site from PAD for multi-family and commercial retail development to PAD for single-family development, with PDP and PPT approval for subdivision layout and housing product.

### **SUBDIVISION LAYOUT**

Two entrances are provided for the subdivision; one along each arterial. The subdivision is designed with two housing product types. An overall density of 5.74 dwelling units per acre is provided, with a total of 135 lots. A portion of the subdivision is developed with traditional single-family residential type lots with a typical lot size of 52' x 120'. The traditional lots are predominantly located along the north, west and south portions of the site; a total of 46 lots are provided. The primary purpose of the layout is to act as a buffer for the lots within the Dobson Place subdivision. The second housing product type is designed in a court lot fashion, where four lots face and are accessed off of a central drive and two lots face the adjacent street, creating a six-pack configuration. Lot sizes of the court product vary based on the location within the court with a width ranging from 41' to 54' and a depth of 55'-6" up to 67'. The court lot product is located central to the subdivision and along the site's eastern boundary; a total of 89 lots are provided. A community park is provided relatively central to the development and includes a community pool, ramadas, barbeque area, and tot lot.

While cluster type development as provided in the court lot design is not new in Chandler, modifications based on previous developments are incorporated. One of the predominant concerns is ensuring that sufficient parking is provided throughout the development. Since the cluster product does not include individual driveways, potential for guest parking is limited. As provided in the development booklet, an exhibit showing how parking throughout the development is provided. Utilizing the guest parking stalls along with parking on the street, a ratio of one parking space per unit is provided for the community.

Since a majority of the lots are less than 7,000 square feet, all of the Residential Development Standards (RDS) apply. In this case, all of the development standards for subdivision diversity need to be met (eight required), along with meeting all of the 21 optional subdivision diversity elements. Additionally, in the event that any lots are less than 7,000 square feet, the same number of lots shall be required to be at least 10,000 square feet. When the RDS were initially envisioned, the standards were designed more towards larger subdivision development such as the Dobson Place subdivision adjacent to the north and west, where large amounts of land

allowed for design creativity where the potential existed for curvilinear streets, lake systems, and multiple lot sizes within a single subdivision. In addition to the standards outlined in the RDS, infill projects were granted relief from meeting the standards, assuming unique aspects could be provided; the subject site could present an infill nature type development. Currently the proposed subdivision meets all eight of standard requirements and six of the 21 optional elements. While Planning Staff realizes that a subdivision of this size cannot meet all of the diversity standards as outlined in the RDS, the development team and Planning Staff worked diligently to design a subdivision that provides diversity in the spirit of the RDS. Additionally, with the mix of housing product, diversity within the subdivision is ensured.

### **HOUSING PRODUCT**

In addition to the constraints of meeting the necessary subdivision layout, architectural constraints tend to arise when dealing with relatively small lots. As outlined in the RDS, housing product is required to provide the nine architectural diversity elements, and a minimum of at least seven optional points. The housing product, as represented, provides the required and optional elements.

Architectural styles for the traditional lot housing product include Spanish Colonial, Tuscan, and Southern Italian. Seven floor plans are proposed that includes four two-story and three one-story homes. Square footage ranges from 1,678 to 3,165. Architectural elements that highlight the prescribed style includes window muntins, shutter details, stone, coach lighting, garage doors consistent with the architectural style, and decorative elements such as clay piping or metal work.

Architectural styles for the cluster lot housing product include Santa Barbara, Spanish, and Craftsman. Four floor plans are provided, all are two-story. Square footage ranges from 1,966 up to 2,845. Similar with the traditional product, architectural elements include window muntins, shutter details, stone, lap siding, coach lighting, and garage doors consistent with the architectural style.

### **DISCUSSION**

Planning Commission and Planning Staff support the request citing that the design team has worked carefully on the subdivision layout to provide an attractive addition to Chandler's housing stock, and present's a unique opportunity where single-family housing types are provided. Additionally, Planning Commission and Planning Staff believe the development team has done a good job incorporating various architectural elements into the housing product creating strong architectural interest.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

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

- A neighborhood meeting was held on Monday, August 5, 2013, 18 neighbors attended the meeting with general support of the request. Concerns expressed revolved around drainage, the existing community wall, HOA involvement, and two-story homes adjacent to the existing neighborhood. All concerns were resolved including the two-story concern where it was explained that two-story homes will have a minimum 30-foot setback.

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

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 6    Opposed: 0    Abstain: 1 (Baron)

### **RECOMMENDED ACTIONS**

#### **Rezoning**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR13-0012 FIRE ROCK RANCH, Rezoning from PAD multi-family and commercial retail development to PAD for single-family development, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "FIRE ROCK RANCH", kept on file in the City of Chandler Planning Division, in File No. DVR13-0012, except as modified by condition herein.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
8. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take

administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

9. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
10. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

#### **Preliminary Development Plan**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommends approval of DVR13-0012 FIRE ROCK RANCH, Preliminary Development Plan approval for subdivision layout and housing product, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "FIRE ROCK RANCH", kept on file in the City of Chandler Planning Division, in File No. DVR13-0012, except as modified by condition herein.
2. No more than two identical side-by-side roof slopes should be constructed along arterial or collector streets or public open space.
3. The same floor plan and elevation shall not be built side-by-side or directly across the street from one another.
4. All homes built on corner lots within the traditional lot portion of the residential subdivision shall be single-story.
5. For the traditional 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.
6. Landscaping shall be in compliance with current Commercial Design Standards.
7. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

#### **Preliminary Plat**

Planning Commission and Planning Staff recommend approval of Preliminary Plat PPT13-0009 FIRE ROCK RANCH, subject to the following condition:

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

### **PROPOSED MOTIONS**

#### **Rezoning**

Move to introduce and tentatively adopt Ordinance No. 4504 approving DVR13-0012 FIRE ROCK RANCH, Rezoning from PAD multi-family and commercial retail development to PAD for single-family development, subject to the conditions recommended by Planning Commission and Planning Staff.

#### **Preliminary Development Plan**

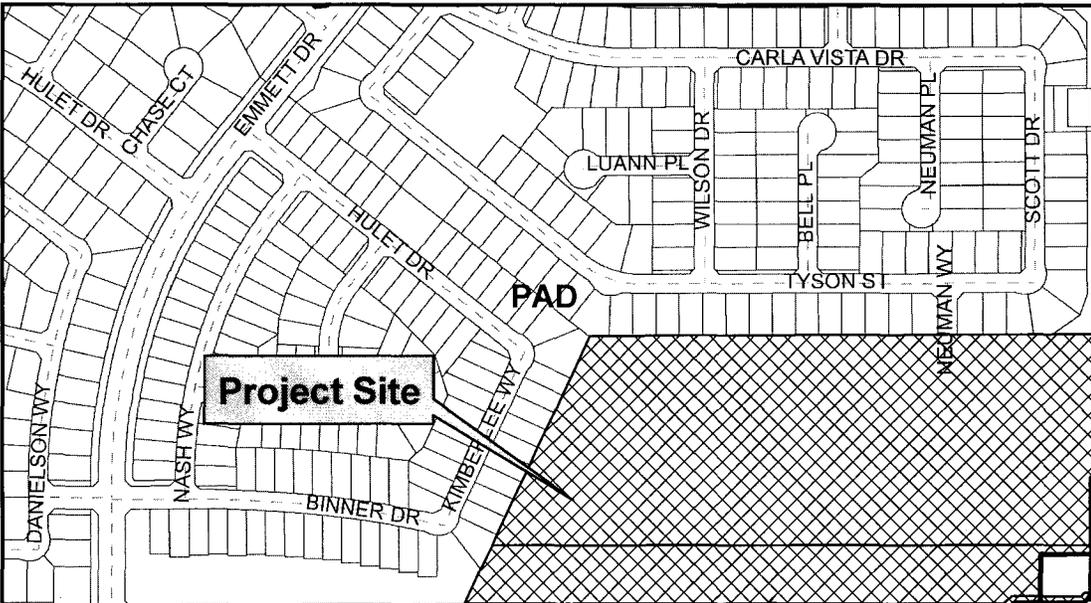
Move to approve DVR13-0012 FIRE ROCK RANCH, PDP approval for subdivision layout and housing product, subject to the conditions recommended by Planning Commission and Planning Staff.

#### **Preliminary Plat**

Move to approve PPT13-0009 FIRE ROCK RANCH, Preliminary Plat for a single-family residential subdivision, subject to the condition recommended by Planning Commission and Planning Staff.

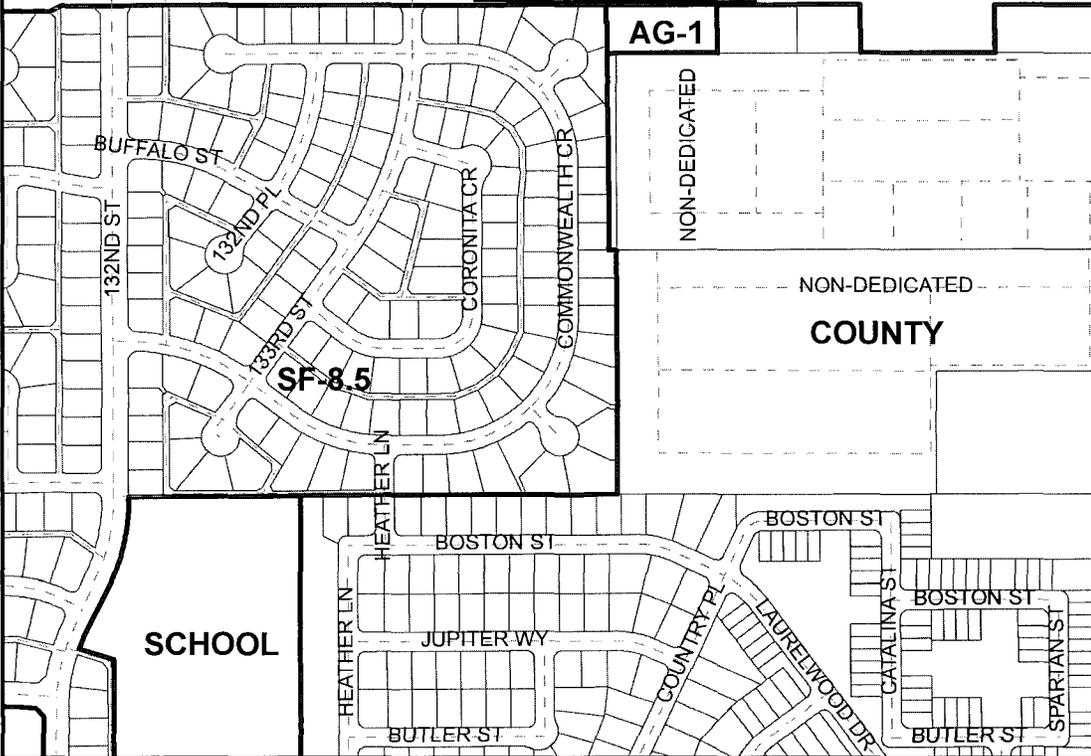
### **Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Traditional – Representative Elevations
5. Court – Representative Elevations
6. Narrative
7. Preliminary Plat
8. Ordinance No.4504
9. Development Booklet

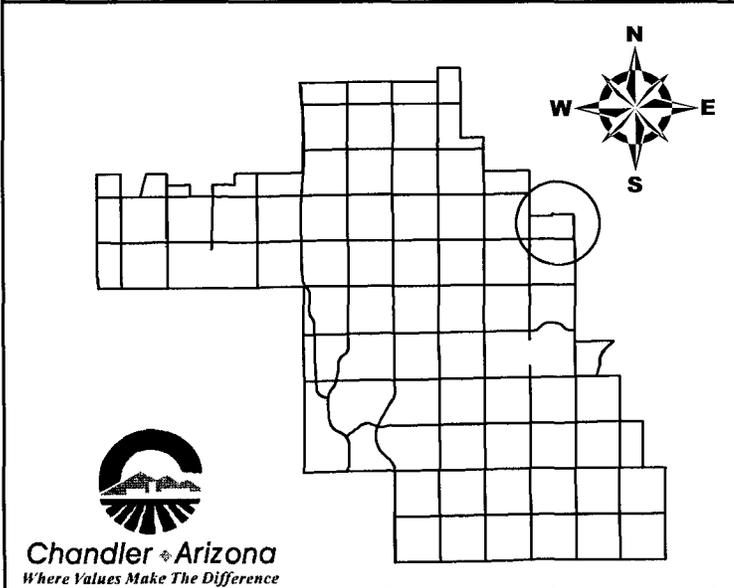


**Chandler Blvd.**

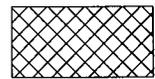
Town  
WILLIAMSFIELD RD  
of  
Gilbert



**Gilbert Rd.**



**Vicinity Map**

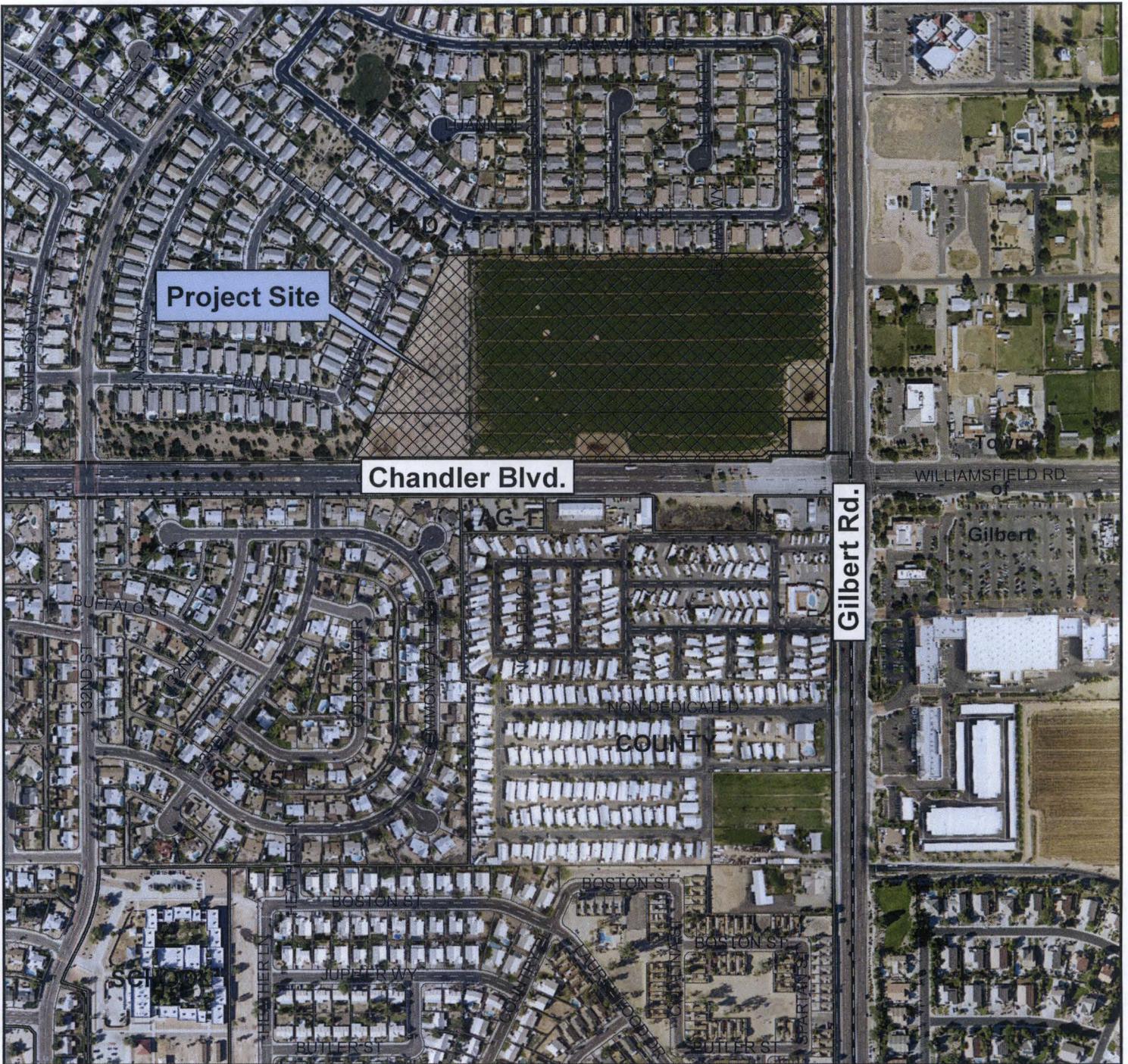


**DVR13-0012**

**Fire Rock Ranch**



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

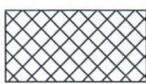


**Project Site**

**Chandler Blvd.**

**Gilbert Rd.**

**Vicinity Map**



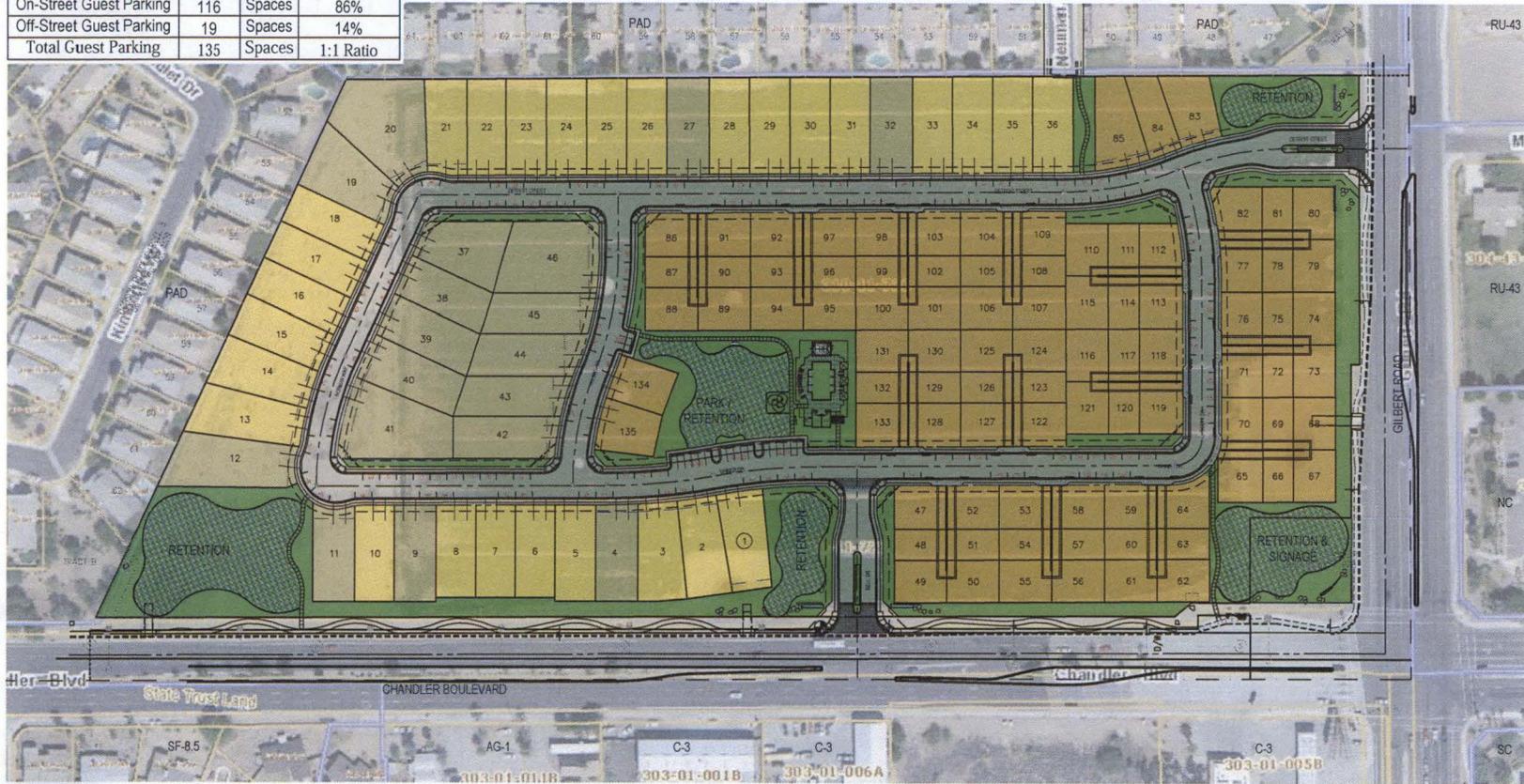
**DVR13-0012**

**Fire Rock Ranch**



Exhibit B: Development Plan

Site Data			
Description	Quantity		Mix
Net Acreage	23.53	AC.	
Open Space	4.24	AC.	18%
52'x120' Lots	28	Units	21%
55'x120' Lots	18	Units	13%
Court Lots	89	Units	66%
Total	135	Units	5.74 DU/AC
On-Street Guest Parking	116	Spaces	86%
Off-Street Guest Parking	19	Spaces	14%
Total Guest Parking	135	Spaces	1:1 Ratio



FIRE ROCK RANCH

SITE PLAN



Exhibit C: Landscape Master Plan

Site Data			
Description	Quantity		Mix
Net Acreage	23.53	AC.	
Open Space	4.48	AC.	19%
52'x120' Lots	30	Units	22%
55'x120' Lots	15	Units	11%
Court Lots	90	Units	67%
<b>Total</b>	<b>135</b>	<b>Units</b>	<b>5.74 DU/AC</b>
On-Street Guest Parking	116	Spaces	86%
Off-Street Guest Parking	19	Spaces	14%
<b>Total Guest Parking</b>	<b>135</b>	<b>Spaces</b>	<b>1:1 Ratio</b>



September 13, 2013  
PAD & PDP

FIRE ROCK RANCH

PARKING EXHIBIT

plan scale: 1/80'  
date: 09.17.13

**andersonbaron**  
plan - design - achieve  
50 N. McCLINTOCK ST., STE. 1  
CHANDLER, ARIZONA 85226  
PH 480.699.7956 FAX 480.699.7956

Fire Rock Ranch  
Project Narrative



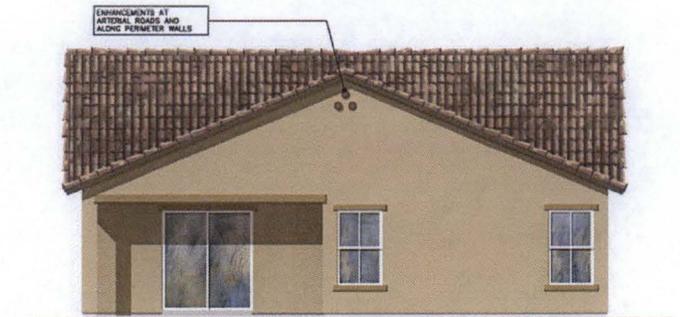
**Left Elevation**



**Front Elevation**



**Right Elevation**



**Rear Elevation**

**'A' - Enhanced Spanish Colonial**



**'A' - Spanish Colonial**



**'B' - Tuscan**



**'E' - Southern Italian**



FIRE ROCK RANCH (FORMERLY GILBERT & CHANDLER)  
 KB HOME - PHOENIX DIVISION  
 CHANDLER, ARIZONA

PLAN No.: 235.3165  
 JOB No.: 87999.99  
 STORY: TWO  
 FEBRUARY 13, 2013



**Left Elevation**



**Front Elevation**



**Right Elevation**



**Rear Elevation**

**'E' - Enhanced Southern Italian**



FIRE ROCK RANCH (FORMERLY GILBERT & CHANDLER)  
 KB HOME - PHOENIX DIVISION  
 CHANDLER, ARIZONA

PLAN No.: 235-3165  
 JOB No.: 075999-09  
 STORY: TWO  
 FEBRUARY 13, 2013



**'A' - Spanish Colonial**



**'B' - Tuscan**



**'E' - Southern Italian**



**'A' - Spanish Colonial**



**'B' - Tuscan**



**'E' - Southern Italian**



FIRE ROCK RANCH (FORMERLY GILBERT & CHANDLER)  
 KB HOME - PHOENIX DIVISION  
 CHANDLER, ARIZONA

PLAN No. : 234.2136  
 JOB No. : 875999.99  
 STORY: TWO  
 FEBRUARY 13, 2013



**'A' - Spanish Colonial**



**'B' - Tuscan**



**'E' - Southern Italian**



**'A' - Spanish Colonial**



**'B' - Tuscan**



**'E' - Southern Italian**



FIRE ROCK RANCH (FORMERLY GILBERT & CHANDLER)  
 KB HOME - PHOENIX DIVISION  
 CHANDLER, ARIZONA

PLAN No. : 235.2431  
 JOB No. : 875999.99  
 STORY: TWO  
 FEBRUARY 13, 2013



**'A' - Spanish Colonial**



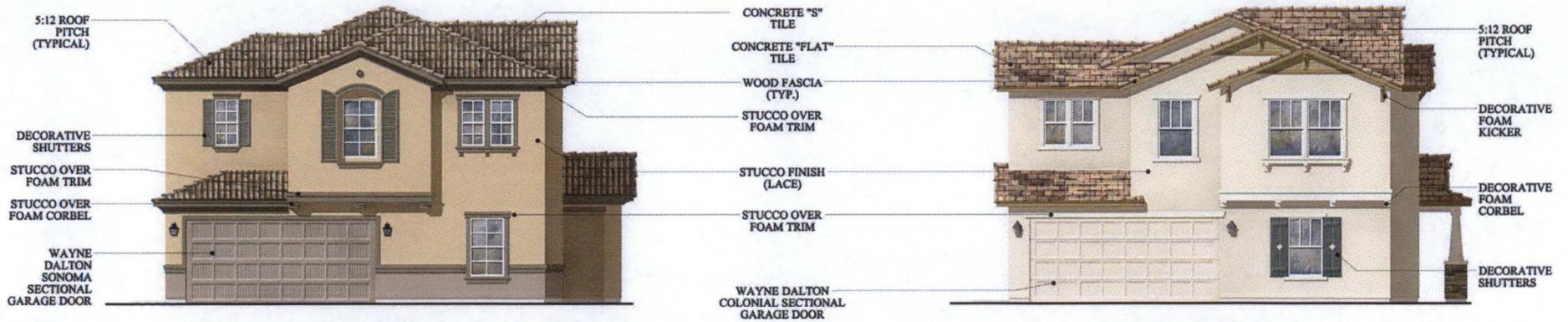
**'B' - Tuscan**



**'E' - Southern Italian**



"A" (SANTA BARBARA)



"B" (FORMAL SPANISH)

"D" (CRAFTSMAN)



FIRE ROCK RANCH - COURT PRODUCT  
 KB HOME - PHOENIX DIVISION  
 GOODYEAR, ARIZONA

PLAN No.:  
 SHEET No.:  
 STORY:  
 June 25, 2013

PLAN 2  
 87599495  
 TWO



**LEFT ELEVATION (ENHANCED)**



**FRONT ELEVATION**



**RIGHT ELEVATION**

**"A" (SANTA BARBARA)**



**REAR ELEVATION (ENHANCED)**



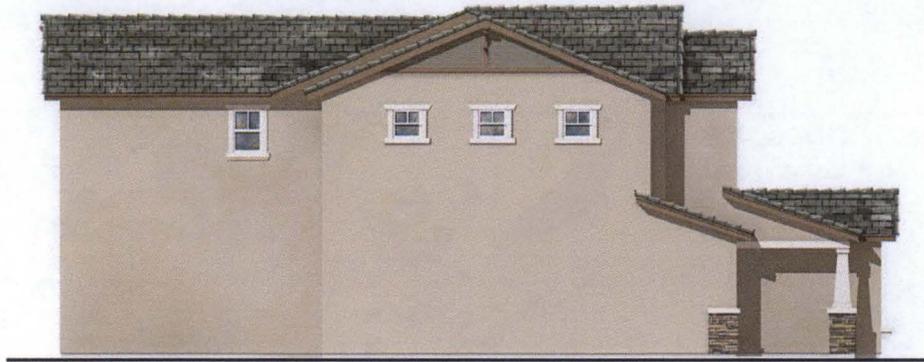
"A" (SANTA BARBARA)



"B" (FORMAL SPANISH)



"D" (CRAFTSMAN)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION (ENHANCED)



REAR ELEVATION (ENHANCED)

"D" (CRAFTSMAN)



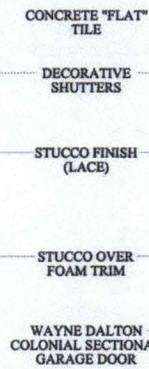
FIRE ROCK RANCH - COURT PRODUCT  
 KB HOME - PHOENIX DIVISION  
 GOODYEAR, ARIZONA



"A" (SANTA BARBARA)



"B" (FORMAL SPANISH)



"D" (CRAFTSMAN)

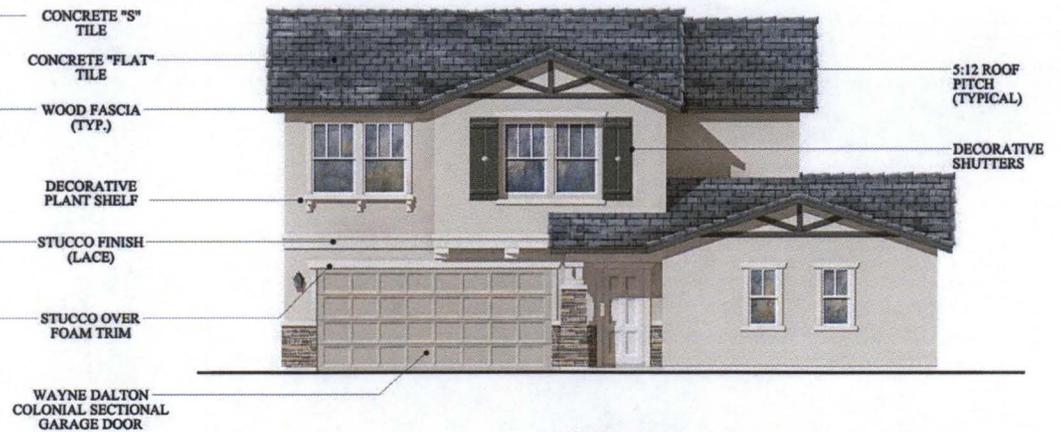




"A" (SANTA BARBARA)



"B" (FORMAL SPANISH)



"D" (CRAFTSMAN)

## **INTRODUCTION**

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KB Home (KB) will be the homebuilder for the proposed 23-acre Fire Rock Ranch community located at the northwest corner of Chandler Boulevard and Gilbert Road, currently zoned PAD. (See Exhibit A: Aerial Vicinity Map)

KB is requesting amendment to the property's existing Planned Area Development (PAD) to allow for single family residential use, including court type product and amendment to the development standards, along with approvals for the Preliminary Plat and Preliminary development Plan (PDP) for the Subdivision Layout and Housing Product.

## **BACKGROUND**

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### **History**

The subject community was originally a portion of the Dobson Place PAD, which was approved in 1993. In the original PAD, this site was designated for commercial and multi-family uses. In 1995 the PAD was amended, changing the site to a wholly commercial use and subsequently amended again in 2008 allowing office, retail, and multi-family uses. With the amendment in 2008 the project was required to develop the non-residential uses in phase one. The site was again amended in 2011. This latest amendment allowed for commercial and multifamily uses, and no longer requiring the non-residential component to be developed in the first phase.

### **Existing Conditions**

The proposed community is currently surround by the Dobson Place community to the north and west with a zoning of PAD and developed with traditional single family units. To the east of the site there is commercial located at the northeast corner of Chandler Boulevard and Gilbert Road within the Town of Gilbert, along with R-43 adjacent to the north that lies within the County. To the south there is commercial, agriculture, and residential that lies within both the City of Chandler and the County. To the southeast is a commercial shopping center that is within the Town of Gilbert's jurisdiction. (See Exhibit B: Development Plan)

### **General Plan**

The General Plan classifies the site of the proposed community as "Residential Rural to Urban". The General Plan states that it is the goal of the City of Chandler to utilize the corners at the intersections of major arterials as commercial; however, the intersection of Chandler Boulevard and Gilbert Road is not identified as a commercial node. In this instance, the General Plan encourages medium density residential uses be located along arterials and transitioning to less intense uses.

The proposed site plan complies with the goals of the General Plan. The proposed site plan eliminates commercial uses, locates the higher density court units along the arterials, and transitions to less dense traditional single family units that are more compatible with the adjacent residences.

## **PAD AND PDP**

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### **Development Plan**

The proposed community and amendment to the PAD, for a single family residential development with varying product types, is compatible with the City's General Plan and surrounding area.

The proposed development of 23.19 net acres is designed with 136 single family residential units comprised of 89 court type units and 46 traditional type units. The overall net density of the community is 5.74 dwelling units per acre allowing for 18% of the project area to be developed as open space. Access into the community utilizes the existing median breaks on Chandler Boulevard and Gilbert Road. Access to the north through Neuman Way is not being maintained in the proposed development, but a utility easement is being preserved between the existing development and this proposed community along the east side of the Neuman Way alignment.

The design of the community locates the more dense court type units to the east and south portions of the site and then transitions to less dense traditional type units to the north and west portions of the project area. This provides for the transitioning of densities from the intensity of the arterial intersection to less intense uses that are more compatible with the existing development to the north and east.

A centrally located park amenity is provided in the proposed community allowing easy access for all of its residents. This amenity is programmed with numerous elements including a pool with restrooms, climb-on boulder features for interactive play, a Wifi hotspot, contemporary play equipment as well as classics such as swings. A custom shade ramada also provides excellent visual access to all areas of the common park for parents wishing to monitor children. Other important features are large open turf play-areas to the west of the pool area, soft-surfaces in all crucial locations, excellent shade as well as seating at both benches and seat walls. BBQ's and picnic tables round out the array of public amenities in the centralized park. In addition, the proposed community also provides for a City of Chandler monument at the intersection of Chandler Boulevard and Gilbert Road. (See Exhibit B: Development Plan and Exhibit C: Landscape Master Plan)

The proposed community provides both a court and traditional type product. The court type product is designed with up to six (6) 2-story single family units that surround a common motor court. All of the units are serviced from the motor court, removing the garage from the community's street scene. This approach will allow for the architecture of the residence to be closer to the street creating a more walkable neighborhood. The traditional type product varies in size from 52' x 120' to 55' x 120' and offers both single story and 2-story residences. (See

Exhibit D: Court Lot Fit Diagram, Exhibit E: Single Family Lot Fit Diagram, and Exhibit F: Residential Architecture)

**Development Standards**

Setbacks Traditional Lots

<b>Traditional Lot Development Standards</b>	
Minimum Lot Area	6,240 sq. ft.
Minimum Lot Dimension	52'
Maximum Lot Coverage	55%
Maximum Height	2-Stories
<b>Setbacks:</b>	
Front Setback:	
Architecture Adjacent to Street (from ROW)	15'
Garage Face Adjacent to Street (from ROW)	20'
Side Setback	5' & 10' (aggregate of 15')
Rear Setback	15' (30' for 2-story homes)
Covered Patio/Front Porch	5' encroachment into setback area
Minimum Building Separation	10'
Architectural Pop-outs/Encroachments	3' encroachment into any setback

Setbacks Court

<b>Court Development Standards</b>	
Minimum Lot Area	2,700 sq. ft.
Minimum Lot Dimension	40'
Maximum Lot Coverage	Per setbacks
Maximum Height	2-Stories
<b>Setbacks:</b>	
Front Setback:	
Architecture Adjacent to Motor Court tract or lot line	3.5'
Architecture Adjacent to ROW	10'
Front Porch from ROW	5'
Front Porch from Motor Court tract	0'
Garage Face Adjacent to Street (from ROW)	18'
Garage Face Adjacent to Motor Court (from tract)	3.5'
Side Setback:	
Side	4'
Side to ROW	10'
Side to Motor Court tract	0'
Rear Setback	5'
Covered Patio Setback	0' (when adjacent to use/benefit easement)
Minimum Building Separation (excluding covered patios)	10'
Architectural Pop-outs/Encroachments	3' encroachment into any setback

## **CONCLUSION**

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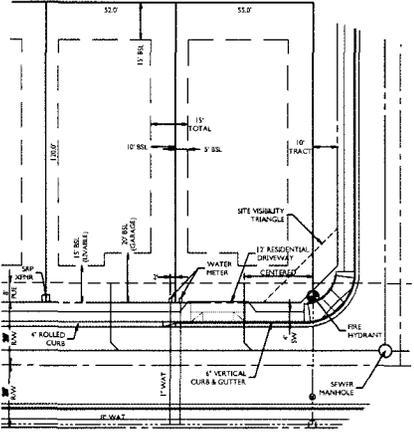
The proposed changes to the PAD along with the site plan and proposed architecture is an improvement to the original approved PAD. This improved PAD and plan offers a better transition to the existing adjacent development and meets the goal of the City's General Plan. The development also creates visual interest on the perimeter through its expanded landscape parkway, expansive open spaces, varying architecture and products as well as providing for the announcement of the City of Chandler at the intersection of Chandler Boulevard and Gilbert Road.

Exhibit O: Preliminary Plat

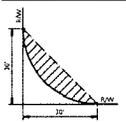
PRELIMINARY PLAT FOR FIRE ROCK RANCH

A PORTION OF THE SW 1/4, SECTION 25, T.1 S., R.5 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

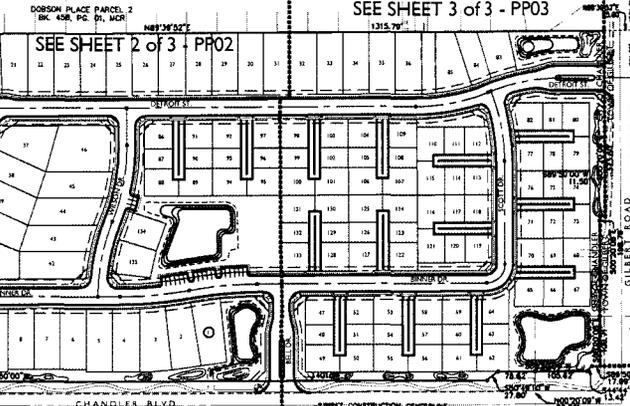
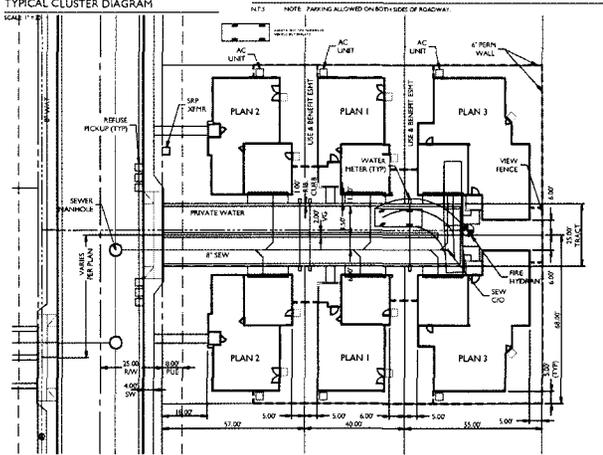
TYPICAL TRADITIONAL LOT DIAGRAM  
SCALE: 1" = 30'



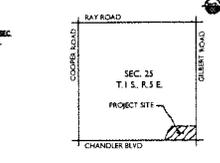
SIGHT VISIBILITY TRIANGLE EASEMENT



LOCAL RESIDENTIAL STREET



VICINITY MAP



PROJECT TEAM

DEVELOPER: EPS GROUP, INC.  
417 E VAN BUREN ST.  
SUITE 100  
PHOENIX, AZ 85006  
TEL: 480-583-2504  
CONTACT: JANELLE SPEAKE

CONSULTANT:  
DMS & VINEYARD, SUITE 104  
PO BOX 42, 8021  
TEL: 480-583-2552  
FAX: 480-583-2554  
CONTACT: DANIEL AUGER, P.E.

PROJECT DATA

ASSESSOR PARCEL NO.: 116-11-724 & 910-11-727  
EXISTING ZONING: UNDEVELOPED AGRICULTURE  
CURRENT LAND USE: 29.252 ACRES  
NET AREA: 41.252 DUAC  
GROSS DENSITY: 5.78 DU/AC  
NET DENSITY: 5.78 DU/AC

PROVIDED OPEN SPACE: 4.29 ACRES (10.24% OF NET AREA)

LOT SIZE SUMMARY:  
CLUSTER LOTS: 91  
52 x 125: 37  
55 x 125: 54  
TOTAL: 91

% OF LOTS:  
5.7%  
2.7%  
91.6%

PAD DEVELOPMENT STANDARDS

MINIMUM LOT AREA: 2,700 SQ. FT.  
MINIMUM LOT DIMENSION: 35'  
MINIMUM LOT COVERAGE: 2.5%  
MAXIMUM HEIGHT: 15 ARCHITECTURE  
FRONT YARD SETBACK: 20' GARAGE  
SIDE SETBACK: 5' (AGGREGATE OF 15')  
REAR YARD SETBACK: 5'  
MINIMUM BUILDING SEPARATION: 10'

MINIMUM LOT AREA: 2,700 SQ. FT.  
MINIMUM LOT DIMENSION: 40'  
MINIMUM LOT COVERAGE: 5.5%  
MAXIMUM HEIGHT: 2.5 STORIES  
FRONT YARD SETBACK (STREET): 10 ARCHITECTURE  
5' FRONT FENCE  
10' GARAGE FACE

GARAGEFACE (MOTOR COURT): 3.5'  
SIDEWALK SETBACK: 5'  
MINIMUM BUILDING SEPARATION: 10'

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS WILL BE CONSTRUCTED TO CITY OF CHANDLER. MAINTENANCE STANDARDS AS INCORPORATED HEREIN.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- THIS DEVELOPER WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN IN THE PRELIMINARY GRADING AND DRAINAGE PLAN.
- THIS SUBDIVISION IS WITHIN THE CHANDLER AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION EASMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATting.
- THE HOMEOWNERS ASSOCIATION SHALL NOT BE FULLY AFFILIATED BY THE CITY OF CHANDLER.
- ACCEPTANCE WILL NOT BE BEGIVEN UNTIL THE HOMEOWNERS ASSOCIATION AND REQUIREMENT HAS BEEN SATISFIED.
- THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 12, 2002.

SHEET INDEX

PRE PLAT	PP0
SHEET 1	PP02
SHEET 2	PP03
SHEET 3	PP03

BENCHMARK

CITY OF CHANDLER VERTICAL CONTROL BENCHMARK #21  
SECTION 14.75, 15E, 17' CITY OF CHANDLER BENCH CAP IN CONCRETE, FLUSH BETWEEN CHANDLER BLVD. AND PECCS RD. 100' EAST OF COOPER RD. AT INTERSECTION OF JAY RD. AND EUGALYPTUS PLACE.

NOTES

NOTE: ELEVATION = 1204.11  
NAVD 88 ELEVATION (FWO 2 1746) = 125.96  
NOTE: ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NAVD 88

BASIS OF BEARING

SOUTH LINE OF THE SEC. 25, T.1 S., R.5 E., AS SHOWN ON THE FINAL PLAT FOR DOBSON PLACE PARCEL, S.B. 448, W. & RECORD OF MARICOPA COUNTY, ARIZONA, BEARING N89°50'07"

Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	7147.72	26	6500.00	51	3447.75	76	3447.75	101	2220.00
2	7047.43	27	6875.00	52	3447.75	77	2220.00	102	3447.75
3	7324.71	28	6500.00	53	2220.00	78	2989.13	103	3447.75
4	6888.23	29	6500.00	54	3163.50	79	2989.13	104	2220.00
5	6500.00	30	6500.00	55	3163.50	80	2220.00	105	3163.50
6	6240.00	31	6500.00	56	2220.00	81	3447.75	106	3163.50
7	6240.00	32	6875.00	57	3447.75	82	3447.75	107	2220.00
8	6240.00	33	6500.00	58	3447.75	83	2220.00	108	3447.75
9	6875.00	34	6500.00	59	2220.00	84	3447.75	109	3447.75
10	4488.27	35	6500.00	60	3163.50	85	1574.90	110	3220.00
11	4754.27	36	6875.00	61	3163.50	86	4496.72	111	3163.50
12	15942.59	37	8020.00	62	2220.00	87	6533.12	112	3447.75
13	8493.48	38	4567.75	63	3447.75	88	3151.00	113	2220.00
14	7719.02	39	7314.62	64	3447.75	89	2220.00	114	2989.01
15	6802.41	40	7738.42	65	2220.00	90	3447.75	115	3135.75
16	6500.00	41	11887.32	66	3411.74	91	3447.75	116	2220.00
17	6500.00	42	7526.17	67	3224.60	92	2220.00	117	3447.75
18	6500.00	43	6100.48	68	2220.00	93	3163.50	118	3447.75
19	8718.42	44	7252.20	69	3447.75	94	3163.50	119	2220.00
20	12999.16	45	7491.77	70	3447.75	95	2220.00	120	3135.75
21	6623.17	46	7136.21	71	2220.00	96	2447.75	121	3135.75
22	4500.00	47	0.08	72	2969.57	97	3447.75	122	2220.00
23	4500.00	48	11475.14	73	2969.57	98	2220.00	123	3447.75
24	4500.00	49	3163.50	74	2220.00	99	3163.50	124	3163.50
25	4500.00	50	2220.00	75	3447.75	100	3163.50	125	2220.00

UTILITIES

WATER REEL WATER  
SEWER  
ELECTRIC  
TRAFFIC TR. LIGHTS  
IRRIGATION  
TELEPHONE  
REFUSE  
CABLETY

C.O.C.  
C.O.C.  
SOUTHWEST GAS  
S&P  
C.O.C.  
S&P  
S&P  
CITY OF CHANDLER  
CITY OF CHANDLER  
CITY OF CHANDLER

TRACT TABLE

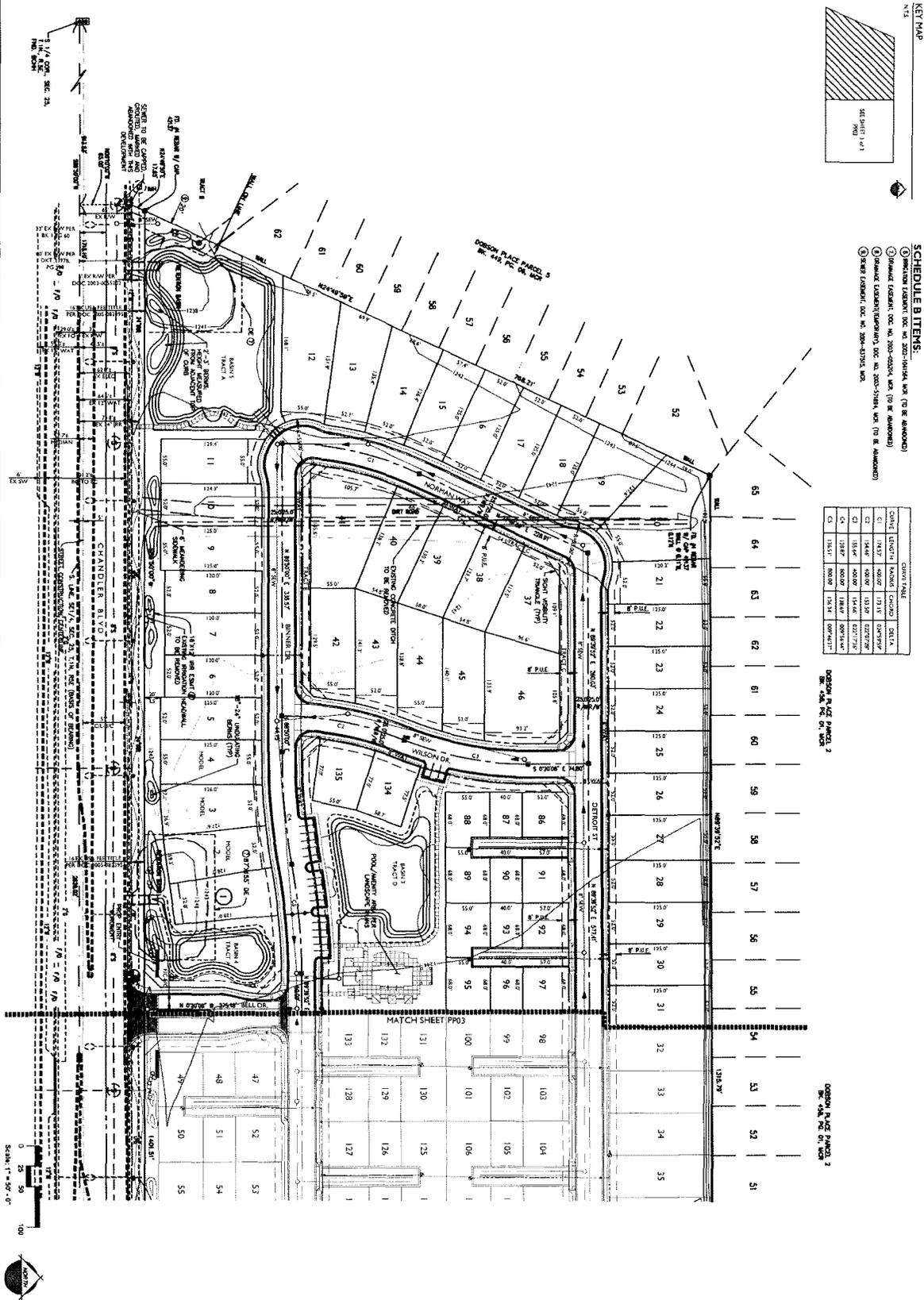
TRACT #	AREA	USE
A	6807.73	LANDSCAPE OPEN SPACE / RETENTION
B	2631.11	LANDSCAPE OPEN SPACE
C	2020.33	LANDSCAPE OPEN SPACE
D	44332.81	LANDSCAPE / PARK / RETENTION
E	47551.98	LANDSCAPE OPEN SPACE / RETENTION
F	2211.30	LANDSCAPE OPEN SPACE
G	3274.37	LANDSCAPE OPEN SPACE
H	2472.37	LANDSCAPE OPEN SPACE
I	13117.91	LANDSCAPE OPEN SPACE
J	2996.80	MOTOR COURT
K	2923.00	MOTOR COURT
L	2996.55	MOTOR COURT
M	3009.50	MOTOR COURT
N	3009.50	MOTOR COURT
O	3009.50	MOTOR COURT
P	3009.50	MOTOR COURT
Q	3009.50	MOTOR COURT
R	2997.00	MOTOR COURT
S	2996.86	MOTOR COURT
T	3009.50	MOTOR COURT
U	3009.50	MOTOR COURT
V	3009.50	MOTOR COURT
W	3009.50	MOTOR COURT

12-200 - Fire Rock Ranch

Fire Rock Ranch  
 Preliminary Plat  
 Sheet No. 12-200 of 3  
 C.O.C. Log No. PPT13-0009

# 12-200 - Fire Rock Ranch

Project: 12-200 - Fire Rock Ranch  
 Date: Sep 23, 2013 11:30am S:\Projects\12-200\12-200\CA Preliminary Plat\_Plan\12-200 - Prelim02.dwg



KEY/PLAN  
 N 1/4  
 SEC 25  
 T 14 N  
 R 20 W

- SCHEDULE B ITEMS**
- ① PRELIMINARY EXISTING DOC. NO. 2003-104524, MAP (TO BE AMENDED)
  - ② PRELIMINARY EXISTING DOC. NO. 2003-020204, MAP (TO BE AMENDED)
  - ③ PRELIMINARY EXISTING/PROPOSED DOC. NO. 2003-213104, MAP (TO BE AMENDED)
  - ④ PRELIMINARY EXISTING DOC. NO. 2004-431214, MAP

OWNER TABLE

OWNER	LOT	ACRES	APPROX. CHANGED	DATE
CL	14637	400.00	171.15	02/09/99
CL	14646	400.00	133.50	02/07/99
CL	15147	400.00	154.66	02/07/99
CL	13187	800.00	118.47	00/09/94
CL	11633	800.00	124.34	00/04/93

DORSON PLACE PARCEL 2  
 BR. 426, PLOT 01, 50A

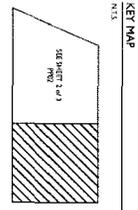
DORSON PLACE PARCEL 7  
 BR. 426, PLOT 01, 50B

Page 99

<p>Fire Rock Ranch                  Charles Artson  <b>Preliminary Plat</b></p>	<p><b>eps group, inc.</b>                  Engineers, Planners &amp; Surveyors  <small>2545 S. Myrtle Ave., Ste. 110, Peoria, Arizona 85301                  Phone: (602) 352-2261 Fax: (602) 352-2112</small></p>	<p>Sheet No. <b>2</b> of <b>3</b>                  12-200                  PPO2</p>
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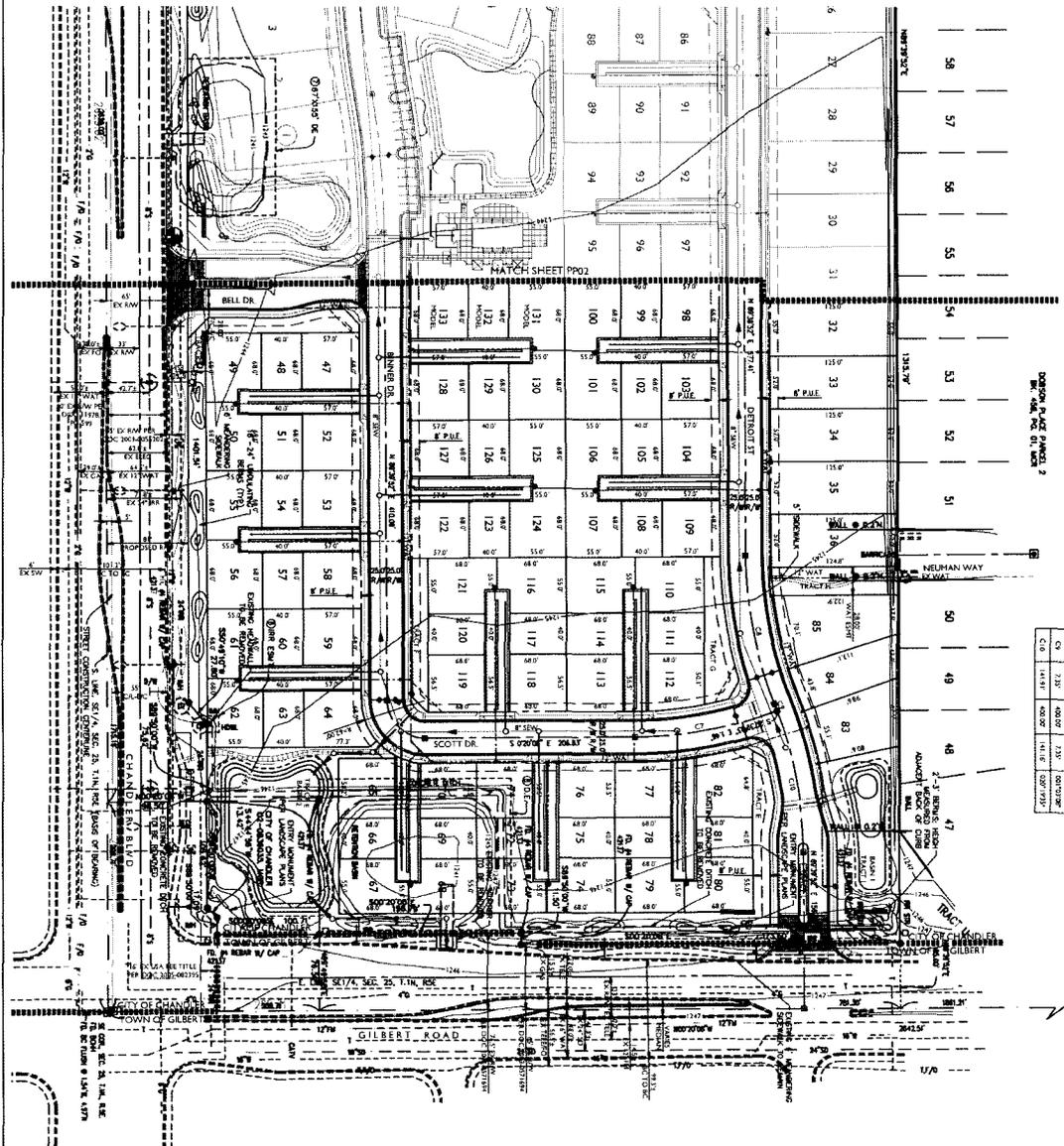
# 12-200 - Fire Rock Ranch

Router Sep 23, 2013 11:45:50m S:\Projects\2012\12-200\City Preliminary Plat\12-200 - PPT03.dwg



- SCHEDULE B ITEMS:**
- ① IMPROVED CULVERT, DOC. NO. 200-0104, VOL. 79 (RE AMENDMENT)
  - ② IMPROVED CULVERT, DOC. NO. 200-0009, VOL. 79 (RE AMENDMENT)
  - ③ IMPROVED CULVERT, DOC. NO. 200-0009, VOL. 79 (RE AMENDMENT)
  - ④ IMPROVED CULVERT, DOC. NO. 200-0104, VOL. 79 (RE AMENDMENT)

CLIENT	DATE	DESCRIPTION	BY	CHKD	DATE
CITY OF GILBERT	11/11/10	PRELIMINARY PLAT	J. H. HARRIS	J. H. HARRIS	11/11/10
CITY OF GILBERT	08/11/11	REVISION	J. H. HARRIS	J. H. HARRIS	08/11/11
CITY OF GILBERT	08/11/11	REVISION	J. H. HARRIS	J. H. HARRIS	08/11/11
CITY OF GILBERT	08/11/11	REVISION	J. H. HARRIS	J. H. HARRIS	08/11/11



Project <b>Fire Rock Ranch</b> Chandler, Arizona <b>Preliminary Plat</b>	Engineers, Planners & Surveyors 2045 S. Vesper Ave., Ste. 101, Mesa, Arizona 85116 Phone: (480) 503-2211 Fax: (480) 503-2211	Sheet No. <b>3</b> of 3 12-200 PPT03
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12-200 - Gilbert & Chandler Blvd

Sep 23, 2013 1:06pm S:\Projects\12-200\12-200\12-200\12-200.dwg P:\Users\pjt\My Documents\12-200.dwg  
 Project: 12-200 - Preliminary Plan  
 Date: 09/23/2013  
 User: pjt

**KEY MAP**  
N.T.S.



**BASIS OF BEARING**  
SOUTH LINE OF THESE (IN OF SEC. 25, T.1 N., R.5 E.  
BEARING: N89°50'00"E

**BENCHMARK**  
CITY OF CHAMBERLAIN VERTICAL CONTROL, BENCH MARK #33

SECTION 36, T.15, R.5E, 3<sup>RD</sup> CITY OF CHANDLER BRASS CAP IN CONCRETE, ALIGH  
BETWEEN CHANDLER BLVD AND PEGASUS RD, 300' EAST OF COPPER RD AT  
INTERSECTION OF HYPERION AND EXCALIBURUS PLACE.

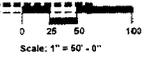
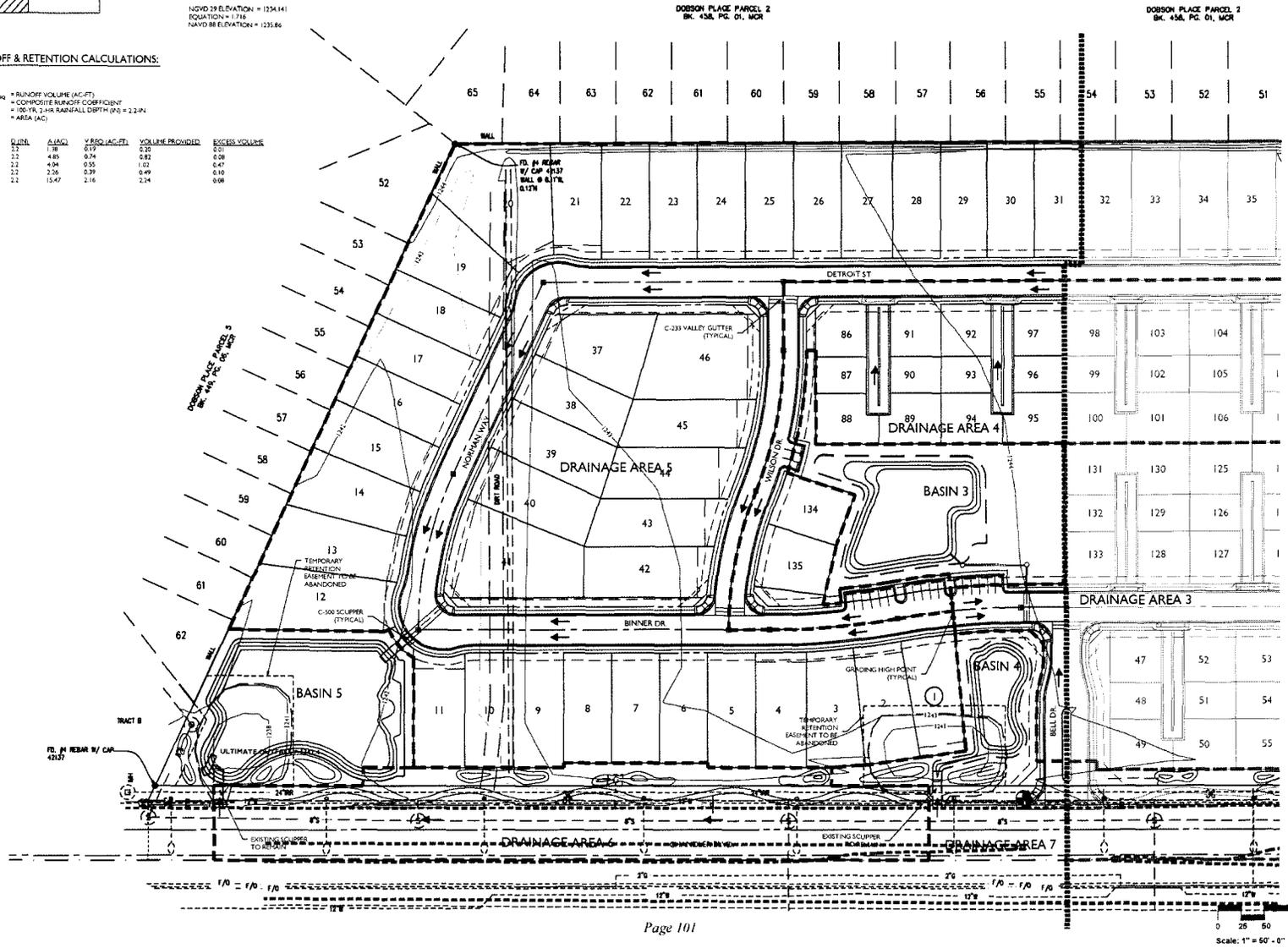
NAVD 88 ELEVATION = 1334.141  
EQUATION = 1.718  
NAVD 83 ELEVATION = 1235.86

**100-YR RUNOFF & RETENTION CALCULATIONS:**

VOLUME REQUIRED  
 $V_{REQ} = 1.1 C P A$   
WHERE:

- $V_{REQ}$  = RUNOFF VOLUME (AC-FT)
- $C$  = COMPOSITE RUNOFF COEFFICIENT
- $P$  = 100-YR 2-HR RAINFALL DEPTH (IN) = 2.2194
- $A$  = AREA (AC)

BASE LID	%C	EQN	A (AC)	V (AC-FT)	VOLUME PROVIDED	EXCESS VOLUME
B1	0.57	2.2	1.88	4.59	2.25	0.28
B2	0.76	2.2	4.85	11.74	1.02	0.08
B3	0.86	2.2	4.04	9.55	1.01	0.47
B4	0.88	2.2	2.26	5.39	0.49	0.10
B5	0.69	2.2	15.47	2.16	2.24	0.08



**Fire Rock Ranch**  
Chandler Addition  
**Preliminary Grading and Drainage Plan**

Project: 12-200 - Preliminary Plan  
 Revisions:  
 Designer: DHA  
 Drawn by: MSA  
 Date: 09/23/2013  
 Job No: 12-200  
 PG01  
 Sheet No: 1 of 2

C.O.C. Log No. PFT13-0009



**ORDINANCE NO. 4504**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) FOR MULTI-FAMILY RESIDENTIAL AND COMMERCIAL RETAIL USES TO PAD FOR SINGLE-FAMILY RESIDENTIAL (DVR13-0012 FIRE ROCK RANCH) 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 the Development Booklet, entitled "FIRE ROCK RANCH", kept on file in the City of Chandler Planning Division, in File No. DVR13-0012, except as modified by condition herein.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
8. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
9. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
10. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.



EXHIBIT 'A'



**Legal Description  
Northwest corner Gilbert Road & Chandler Boulevard**

Job No. 12-200

June 26, 2013

A portion of the Southeast Quarter of Section 25, Township 1 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

**BEGINNING** at a brass cap at the southeast corner of the Southeast Quarter of said Section 25, from which a brass cap at the South Quarter corner of said Section 25 bears  $S89^{\circ}50'00''W$  (an assumed bearing) at a distance of 2,629.02 feet; thence  $S89^{\circ}50'00''W$ , along the south line of the Southeast Quarter of said Section 25, for a distance of 1,715.19 feet; thence  $N00^{\circ}10'00''W$  for a distance of 65.00 feet to the southeast corner of Tract B of Dobson Place Parcel 5, as recorded in Book 449, Page 6, records of Maricopa County, Arizona; thence  $N24^{\circ}49'03''E$ , along the easterly line of said Dobson Place Parcel 5, for a distance of 785.75 feet to the southwest corner of Dobson Place Parcel 2, as recorded in Book 458, Page 1, records of Maricopa County, Arizona; thence  $N89^{\circ}39'52''E$ , along the south line of said Dobson Place Parcel 2, for a distance of 1,381.02 feet to a point on the east line of the Southeast Quarter of said Section 25; thence  $S00^{\circ}20'08''E$ , along said east line, for a distance of 781.30 feet to the **POINT OF BEGINNING**.

An area containing 1,216,828 s.f. or 27.9345 acres, more or less.