#6

OCT 24 2013

Chandler

All-America City

2010

Chandler · Arizona

Where Values Make The Difference

MEMORANDUM **Transportation & Development - CC Memo No. 13-130**

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 RZ
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, CITY PLANNER ES

SUBJECT: DVR13-0018/PPT13-0014 CANTABRIA
Move to Introduce and Tentatively Adopt Ordinance No. 4505

Request: Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for subdivision layout and housing product for a 90-lot single-family residential subdivision

Location: Northwest corner of Lindsay and Ocotillo roads

Applicant: Chris Clonts; Standard Pacific Homes

RECOMMENDATION

The request is for Rezoning from AG-1 to PAD for single-family residential with PDP and PPT approval for subdivision layout and housing product for a 90-lot single-family residential subdivision. 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 Lindsay and Ocotillo roads and is roughly 35.8 acres. North and west of the site are single-family homes in the County with an agrarian zoning designation. South is Ocotillo Road with the Old Stone Ranch subdivision south of Ocotillo Road. East is Lindsay Road with a vacant parcel at the northeast corner of Lindsay and Ocotillo roads and the Felty Farms single-family subdivision. A small exception piece with an

AG-1 designation is adjacent to the site on Lindsay Road. Development east of Lindsay Road is within the jurisdiction of the Town of Gilbert.

The site was annexed into the city and granted an initial zoning designation of AG-1 in 2007. Residential developments have been proposed since the site's annexation, although never completing the entitlement process. The General Plan designates the site as supporting residential development with a density range of 0-3.5 dwelling units per acre. The subject site is not part of a specific area plan, although the Southeast Chandler Area Plan is located south of Ocotillo Road.

SUBDIVISION LAYOUT

The gated 90-lot subdivision provides a single point of access along Ocotillo Road. Emergency access and egress only is provided onto Lindsay Road. Coordination with the Town of Gilbert has occurred for the improvements along Lindsay Road. Due to the site's size and general layout, the subdivision is designed in a rectilinear fashion. All lots are greater than 10,000 square feet, thus not requiring adherence to the Residential Development Standards (RDS) for subdivision diversity. Although not required, the subdivision provides a number of elements as outlined in the RDS including sense of arrival, project theming, access to rear yards, staggering along the perimeter of the development, and a curvilinear street system among others. An overall density of 2.5 dwelling units per acre is provided.

The main outdoor amenity area is provided at the terminus of the entry off of Ocotillo Road. Additional, smaller amenity areas are provided within the northwest and southwest portions of the subdivision. Active amenities are provided in the main outdoor area and the southwest amenity area, while the northwest amenity provides a passive environment. Amenities include a ramada, various seating areas, play structures, and a basketball court.

HOUSING PRODUCT

Six floor plans are proposed with four single-story homes, and two two-story plans being provided. Home sizes range from 2,900 to 4,350 square feet. Architectural styling incorporates Spanish, European Cottage, and Adobe Hacienda design elements. Stone is standard on the European Cottage and Adobe Hacienda elevations. Each home offers three-car garages as standard elements designed in tandem or side-entry configurations. The two two-story homes provide strong single-story elements that appear to wrap the two-story component of the home, thus not creating a large two-story mass element.

Typical lot dimensions are 80'x130' with a minimum lot size of 10,407 square feet and a maximum lot size of 19,134 square feet. Similarly with the RDS for subdivision diversity, the development does not need to meet the RDS standards for architectural diversity due to all lots being greater than 10,000 square feet. Even though architectural diversity standards are not required, the homes incorporate a number of the required elements such as de-emphasized garage fronts, four-sided architecture, and visible front entryway or courtyards among others. Additionally, window muntins throughout all elevations and architecturally integrated garage and front doors are provided.

DISCUSSION

Planning Commission and Planning Staff support the request citing that the subdivision represents another quality addition to Chandler's housing stock. Furthermore, the design team has done an excellent job addressing subdivision layout and architectural standards even though typical lot size exceeds the requirements that the standards would apply to.

While the site is relatively square, and for all intents and purposes allow for an uncomplicated design, there are a few factors that have posed design restraints. Along the northern portion of the site a half-street dedication is provided for the future Spur Road alignment. The alignment serves as the quarter-mile collector and is aligned with Spur Road on the east side of Lindsay Road. Due to strong neighborhood input (discussed below) the developer and City agreed that the only improvements necessary at this time would a drivable surface for emergency vehicles (along with landscaping, but not curb and gutter), and that improvements would be deferred until the City sees as necessary, or development to the north occurs. Spur Road will be gated with a crash gate for the time being to prevent unnecessary traffic from using the fire lane.

The second concern is along the western portion of the subdivision where a 10' tract is proposed. Currently, an irrigation ditch serves the county properties west of the subdivision. While the developer is willing to underground and convey the land to the property owners to the west, the property owners have not expressed an interest in acquiring the additional property. Due to this, the developer will be undergrounding the irrigation canal and providing a 10' tract so that maintenance of the area can be reasonably accommodated. Again, based on conversations with city departments, the area will be labeled as a tract with the ability for future dedication as right-of-way if deemed necessary by the City Engineer. The option also exists that the developer is willing to convey the property to the owners to the west if they express an interest at a later point in time.

Furthermore, along the southern border is a Roosevelt Water Conservation District (RWCD) canal that runs parallel to Ocotillo Road. While the developer will be undergrounding the canal due to the location of the canal, landscaping within the RWCD easement will be restricted to certain types of materials. Based on recent modification with RWCD (widening of the easement) the design team is requesting to work with Planning Staff to review landscape design alternatives at the time of construction plan submittal.

Lastly, an exception piece is located along Lindsay Road. The developer has approached the property owner a number of times in an effort to purchase the property so that it can be incorporated into the subdivision; however the property owner was unwilling to sell the property.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Three neighborhood meetings have been held. The first neighborhood meeting was conducted with the surrounding county residents specifically to discuss the irrigation canal, and Spur Road. The second meeting was held Monday, May 20, 2013; 20 neighbors attended and largely expressed concerns over the Spur Road alignment and the canal along the site's western boundary. Neighbors along 142nd Street (the street that runs perpendicular to Spur

Road and runs north/south of the site) expressed concerns over the existing amount of school traffic, and that if Spur Road is improved, that with the improvements traffic will be encouraged to drive through the county island and connect to Lindsay Road via Spur Road. Initially, it was staff's recommendation to have Spur Road improved. Based on the number of concerns expressed by the neighbors, various departments met to discuss the need for improvements to Spur Road and when they should occur. Ultimately, it was determined that the area for Spur Road should be designated at this time by way of a tract, and that the area will need to be improved to allow emergency access for fire apparatus, but full improvements (street, curb, gutter, sidewalk) could be deferred until a later point in time.

Following staff's decision, the developer agreed to hold a third neighborhood meeting. The meeting was held Wednesday, July 24, 2013; 13 neighbors attended. The meeting was used to update the neighborhood on the progress of Spur Road. Neighbors continued to express concerns over Spur Road, but were appreciative of the efforts. Following the neighborhood meeting, staff and the developer met to finalize design requirements. Following the meeting, the developer sent a letter to the county island residents outlining the agreement made and that Spur Road would only be developed at this time to support emergency vehicles. Staff is unaware of any other concerns relating to the project.

At the time of this writing, Planning Staff has received a few emails and telephone calls. The correspondence was early in the process (following the first informal neighborhood meeting) and was primarily in response to Spur Road. Following the last neighborhood meeting, Planning Staff has not received and phone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 6 Opposed: 0 Absent: 1 (Baron)

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR13-0018 CANTABRIA, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "CANTABRIA" and kept on file in the City of Chandler Planning Division, in File No. DVR13-0018, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

8. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

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

10. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

11. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

12. The construction of Spur Road shall be deferred until a time that the Transportation and Development Director and City Engineer deems necessary. Until the improvement of Spur Road occurs, a drivable surface sufficient for emergency access and in conformance with City standards and requirements shall be provided.

Preliminary Development Plan
Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR13-0018 CANTABRIA, Preliminary Development Plan for subdivision layout and housing product, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "CANTABRIA", and kept on file in the City of Chandler Planning Division, in File No. DVR13-0018, 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 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 residential subdivision shall be single-story or a combination of single and two-story elements consistent with the Residential Development Standards.

Preliminary Plat
Planning Commission and Planning Staff recommend approval of the Preliminary Plat PPT13-0014 CANTABRIA, 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.

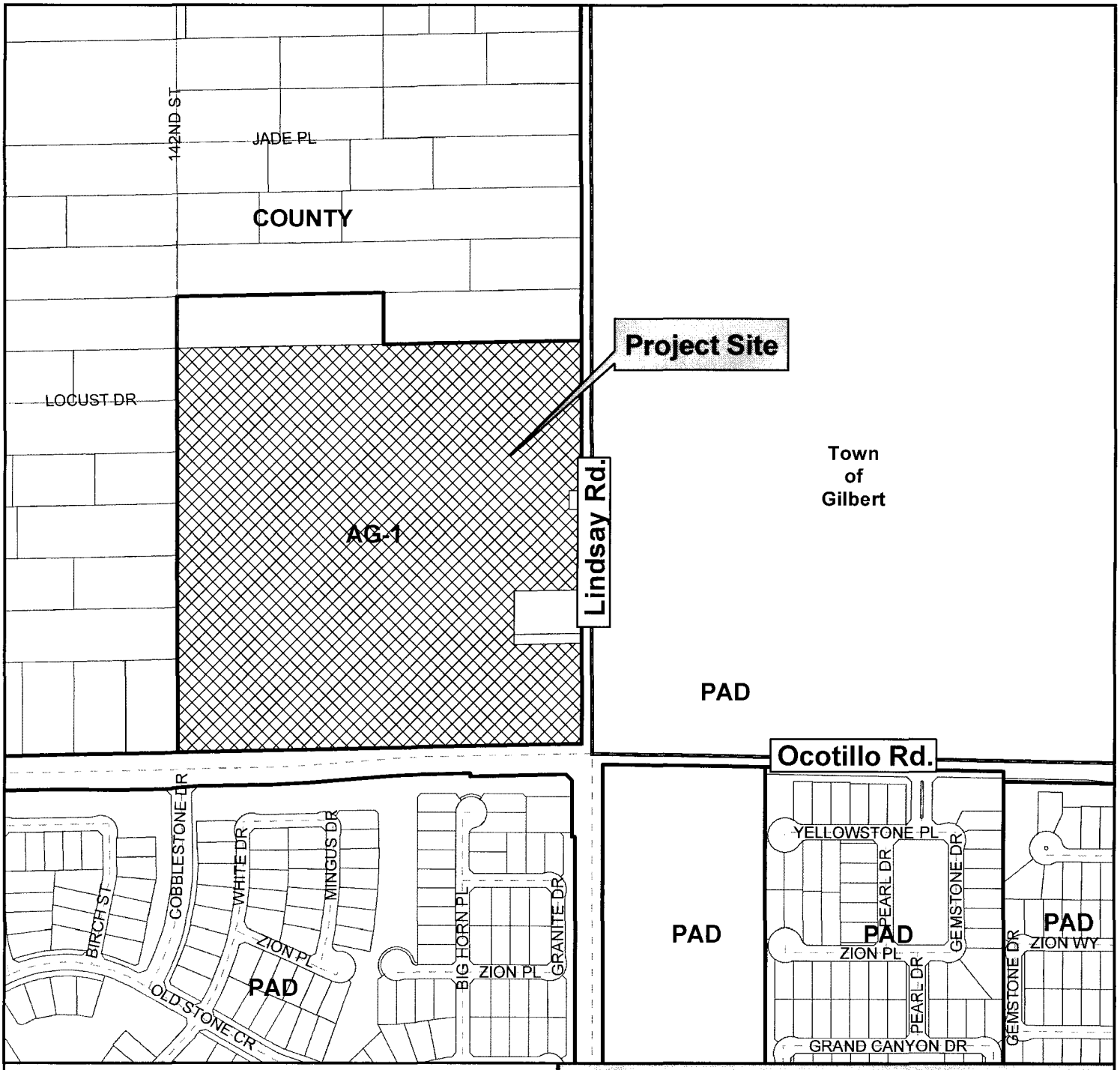
PROPOSED MOTIONS
Rezoning
Move to introduce and tentatively adopt Ordinance No. 4505 approving DVR13-0018 CANTABRIA, Rezoning from AG-1 to PAD for single-family residential, subject to conditions recommended by Planning Commission and Planning Staff.

Preliminary Development Plan
Move to approve DVR13-0018 CANTABRIA, PDP approval for subdivision layout and housing product, subject to conditions recommended by Planning Commission and Planning Staff.

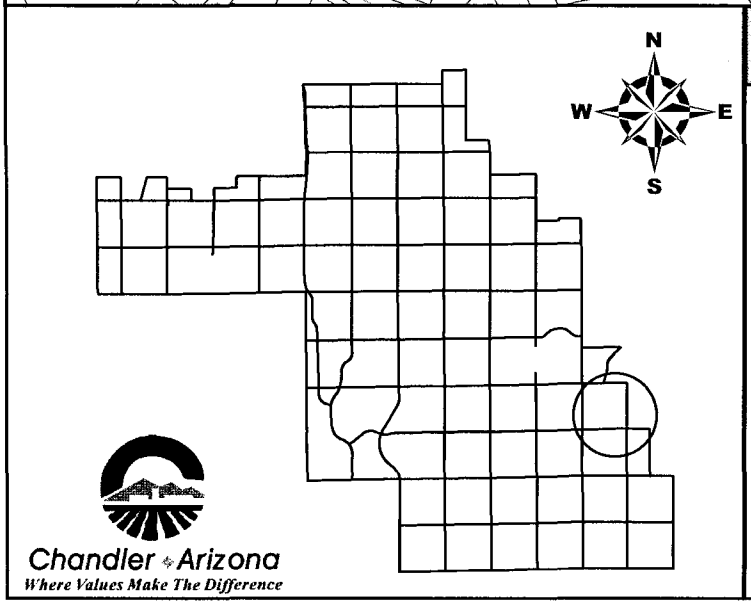
Preliminary Plat
Move to approve PPT13-0014 CANTABRIA, Preliminary Plat for a 90-lot single-family residential subdivision, subject to the condition recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Amenity Exhibits
4. Plot Plan/Floor Plan/ Representative Elevations
5. Narrative
6. Preliminary Plat
7. Ordinance No. 4505
8. Development Booklet



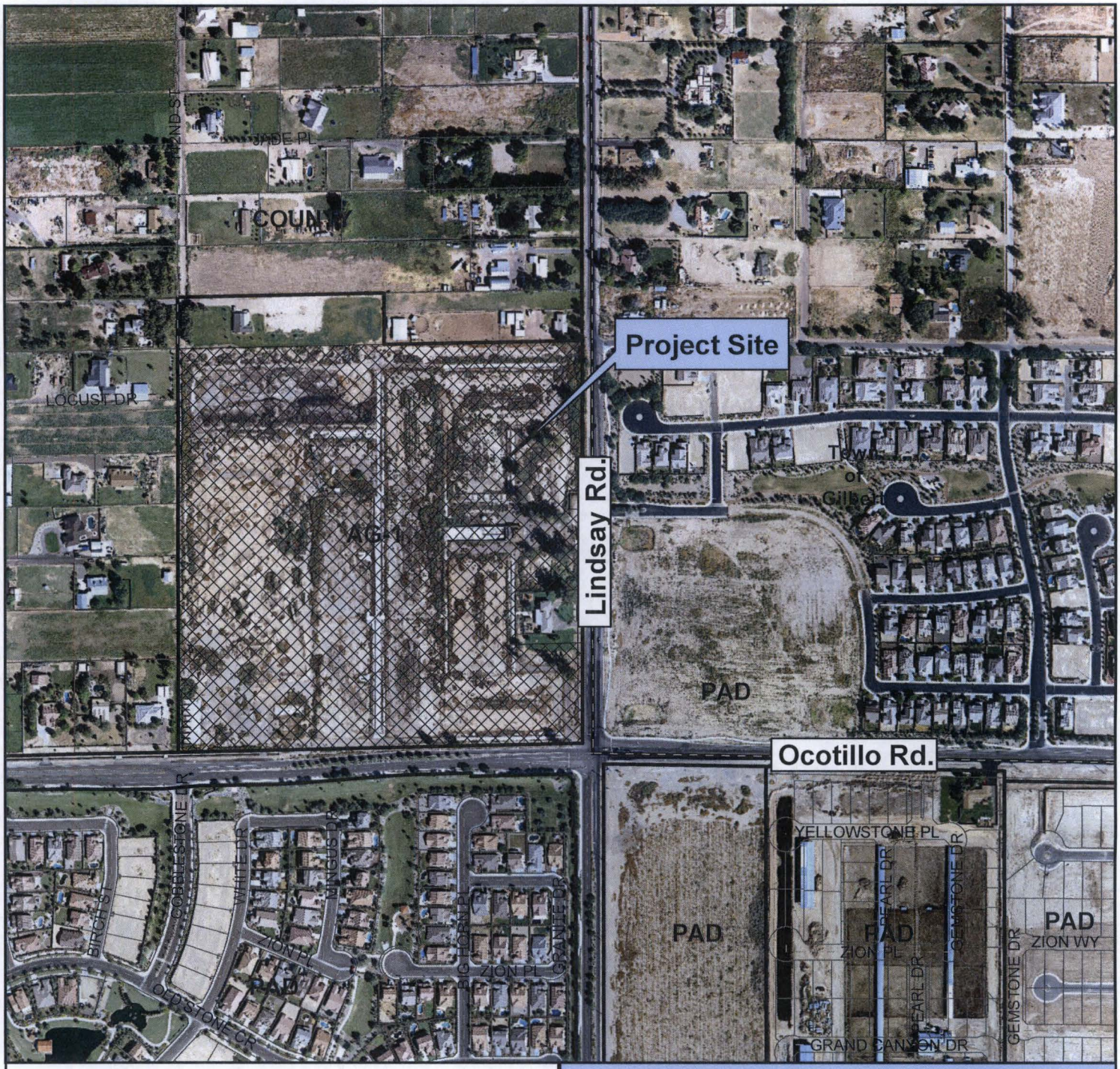
Vicinity Map



DVR13-0018

Cantabria

CITY OF CHANDLER 5/26/2013



Vicinity Map

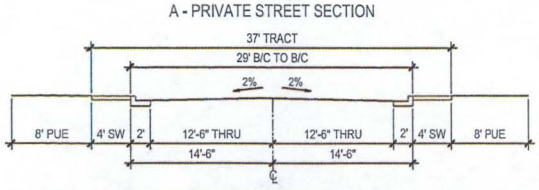
DVR13-0018

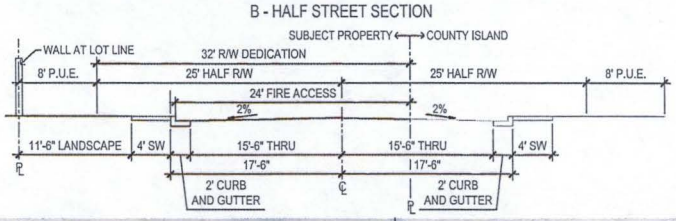
Cantabria

Chandler ◆ Arizona
Where Values Make The Difference

CITY OF CHANDLER 5/26/2013

Exhibit B: Development Plan



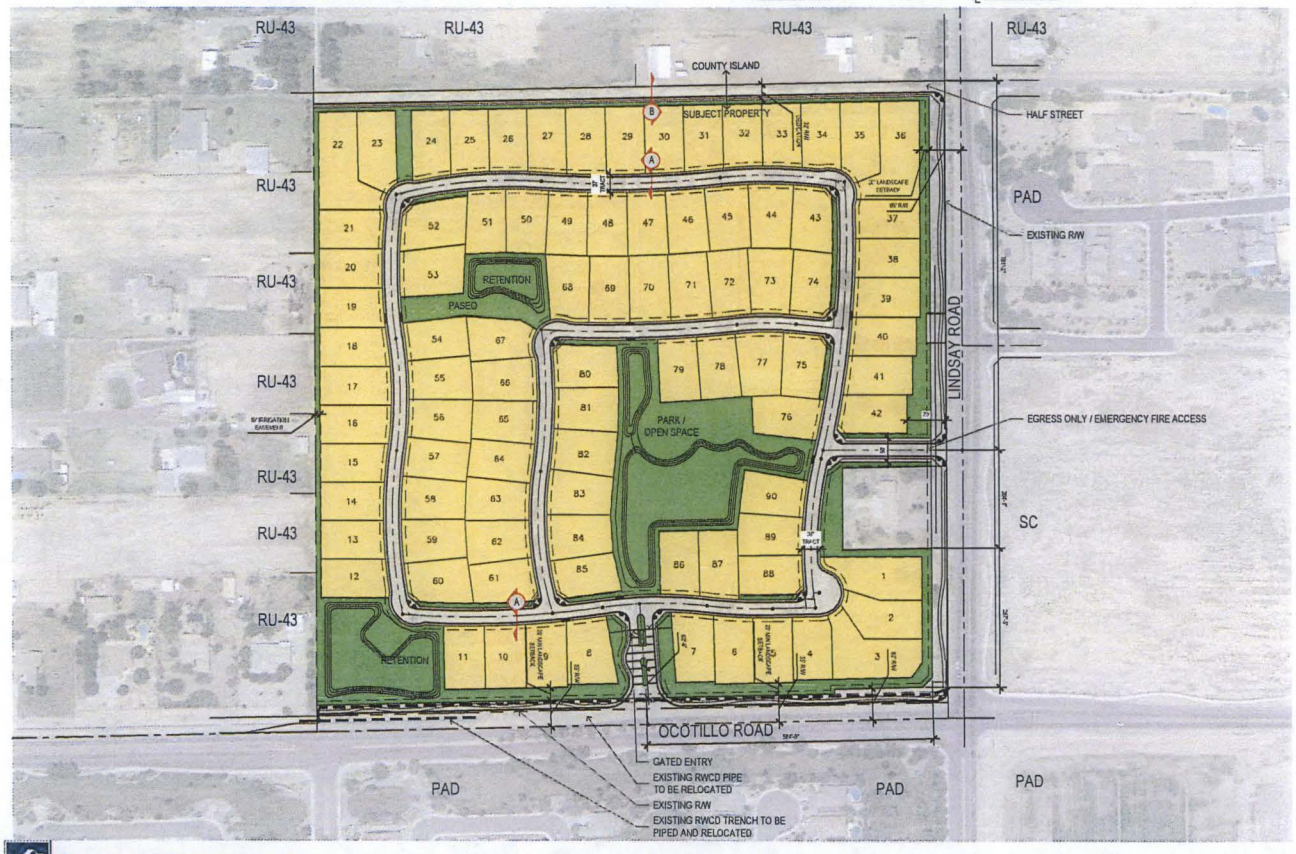


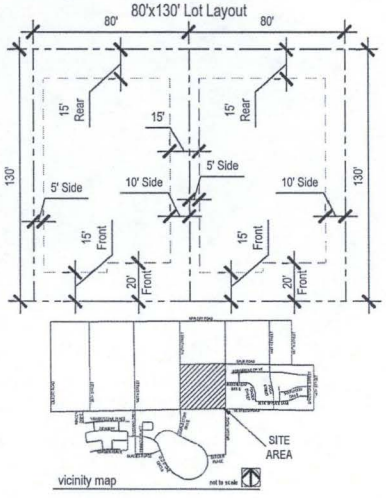
Site Data

Zoning	Lot Size	Lots	Net Acreage	Net DU/AC.
PAD	80'x130'	90	35.88	2.51
	Total	90	35.88	2.51

Description	Acreage	Percentage	Linear Footage
Open Space	6.73	19%	
Net Area	35.88	100%	
80'x130' Road Frontage			4,863
80'x130' Lot Frontage			7,317

Development Standards	City	Proposed
Lot Coverage Single Story	40%	50%
Lot Coverage Two-Story		45%
Front Facing Garage	20'	20'
Architecture / Side Facing Garage		15'
Side Setbacks	5'	5'
Aggregate of both sides	15'	15'
Rear Setback	10'	15
Covered Patio/Porch Encroachment	NS	5'
Minimum Building Separation	NS	10'
Architectural Encrochments	NS	3'
Minimum Lot Width	70'	80'
Minimum Lot Area	8,500 sf	10,000 sf
Maximum Hight	35'	Two-Story





NOTE:
* DIMENSION FROM CENTER POINT OF KNUCKLE TO R.O.W.

plan scale 1:100'
date: 05.14.13

100 200 300

STANDARD PACIFIC HOMES

CANTABRIA

SITE PLAN

andersonbaron
plan · design · achieve
88 s. san marcos pl, ste 101
chandler, arizona 85225
ph. 480.699.7956 f.480.699.7986

Broken Pavers

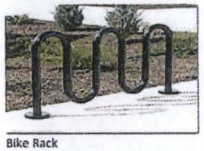
Split-face Block

Stucco Finish

Basketball Court

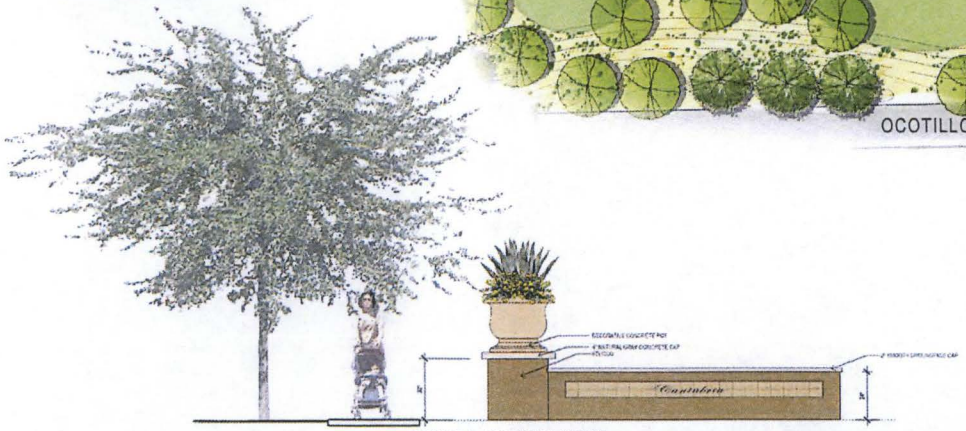
Trash recepticle

Bench



Bike Rack

Picnic Bench



MINOR MONUMENT- not to scale

CANTABRIA

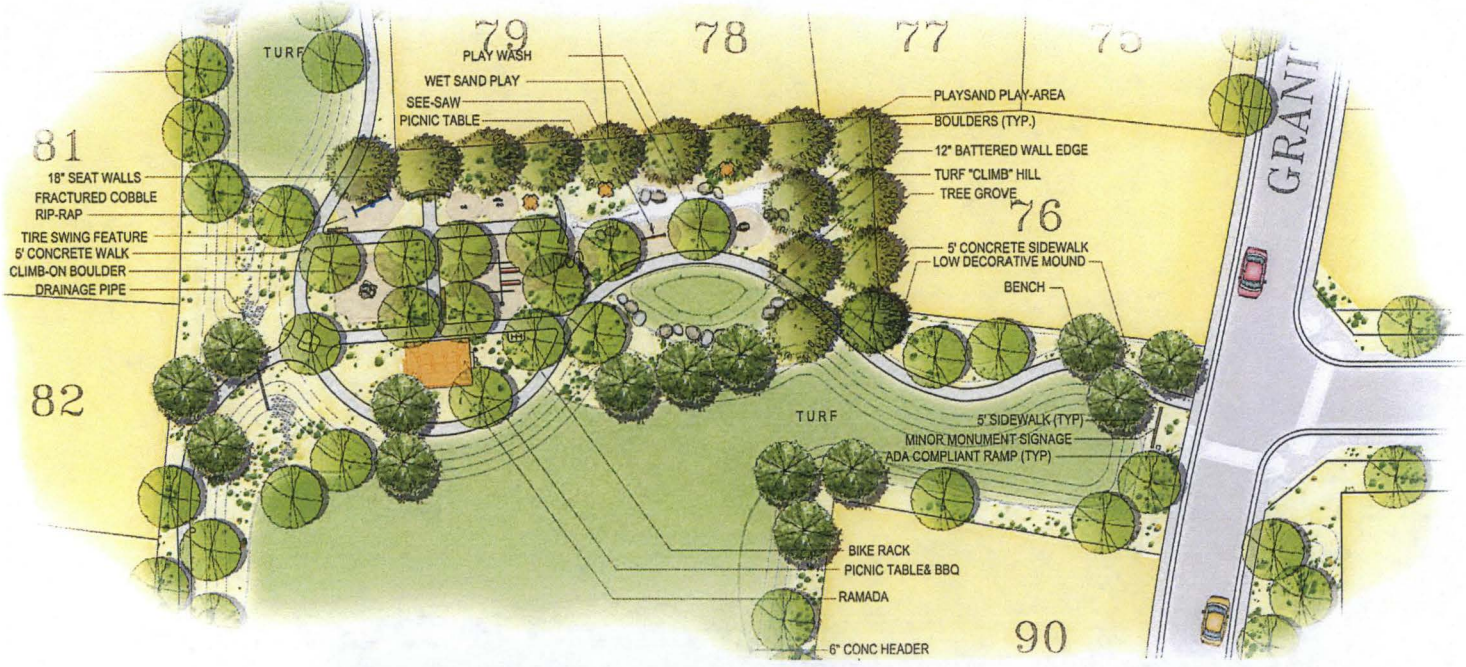
SECONDARY PARK

20 40 60

scale: 1" = 20'

05.20.13

andersonbaron
plan · design · achieve
50 n. mcclintock dr, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7985



Tire Swing

Single Post Swing

Turf Climb Hill

Seesaw

Ramada

Tree Grove

Wet Sand Play Source

Climb-On Boulder

20 40 60

scale: 1" = 20'

08.21.13

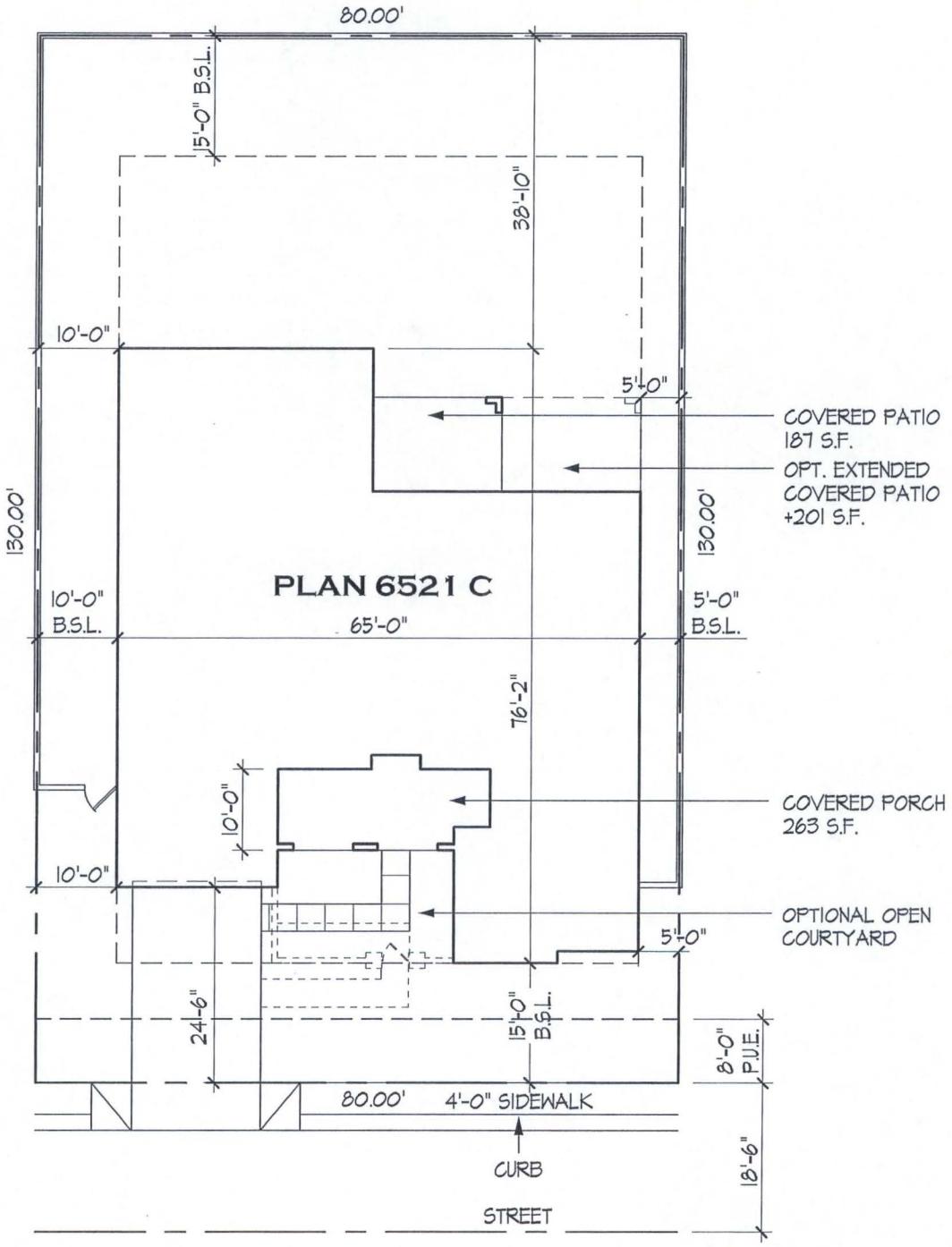
CANTABRIA

MAIN PARK

andersonbaron
plan · design · achieve
50 n. mcclintock dr, ste 1
chandler, arizona 85226
ph 480.699.7950 f.480.699.7949

TYPICAL PLOT PLAN

LOT INFO.	
LOT AREA:	10,400 S.F.
MAX. STD. FTPRNT:	4,035 S.F.
LOT COV. - STD:	38.8%
MAX. OPT. FTPRNT:	4,236 S.F.
LOT COV. - OPT:	40.7%

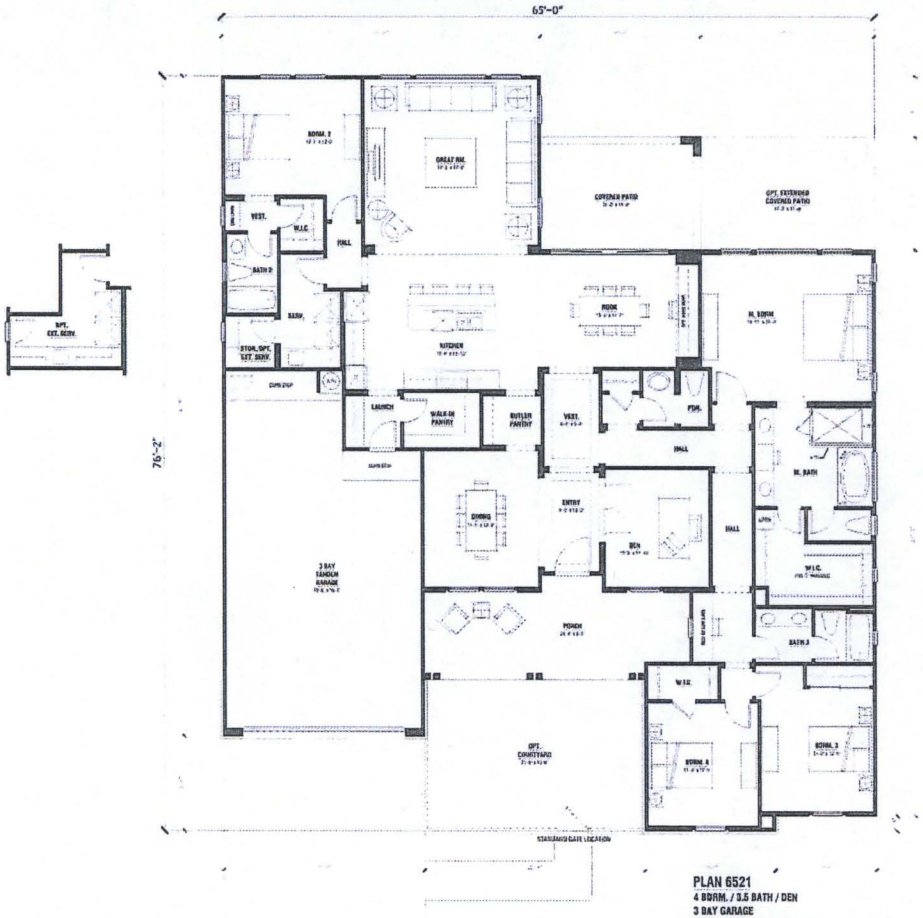


CANTABRIA - 6500 SERIES

STANDARD PACIFIC HOMES
6710 North Scottsdale Road Scottsdale, AZ 85253

CITY OF CHANDLER, ARIZONA	
SCALE: 1" = 20'-0"	
DATE: 8.19.13	PLAN 6521

Exhibit E: Residential Architecture



PLAN 6521
4 BDRM. / 3.5 BATH / DEN
3 BAY GARAGE
10' PLATES / 8' WIN. HDR. TYP.

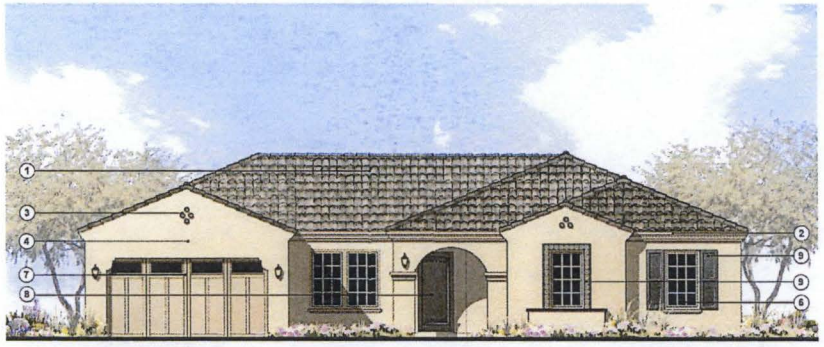
LIVING AREA:	2,919 SQ. FT.
3 BAY GARAGE:	667 SQ. FT.
COVERED PATIO:	187 SQ. FT.
PORCH:	239 SQ. FT.

0 4 8 12

STANDARD PACIFIC HOMES
Making You Right At Home™

Plan 6521 B
Adobe Hacienda
CANTABRIA

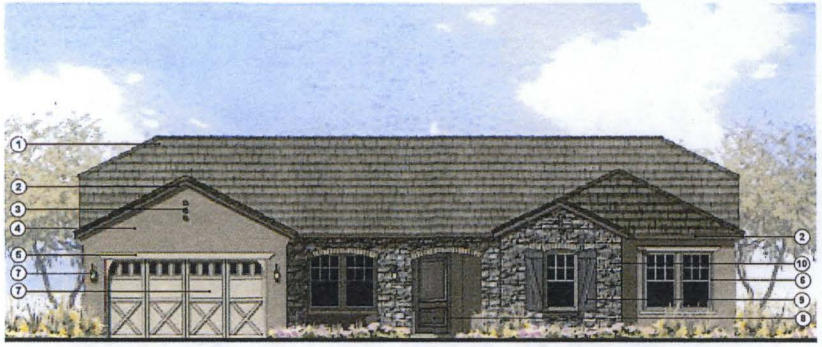
WILLIAM HEZMALHALCH ARCHITECTS INC.
2650 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-8643
949 250 0207 www.whatchitects.com fax 949 250 7529



Front Elevation

Spanish-A | Scheme 1

1 ROOF: "S" CONCRETE TILE ROOF
2 FASCIA: HIGH DENSITY SHAPED FOAM FASCIA
3 GABLE: STUCCO FOAM ACCENT PIPES
4 WALL: STUCCO
5 TRIM: STUCCO OVER RIGID FOAM TRIM; FOAM SHAPE PER ARCHITECTURAL STYLE
6 WINDOW: VINYL WITH EXTERIOR GRIDS
7 GARAGE DOOR: METAL SECTIONAL GARAGE DOORS WITH GLASS &COACH LIGHTS & STUCCO CORBELS
8 FRONT DOOR: FRONT DOOR PATTERN PER ARCHITECTURAL STYLE
9 ACCENTS: DECORATIVE SHUTTERS & ACCENT TILE SURROUND RECESSED WINDOW



Front Elevation

European Cottage-C | Scheme 9

1 ROOF: FLAT CONCRETE TILE ROOF WITH RAFTER TAILS OCCURRING ONLY AT FRONT PORCH
2 FASCIA: 2X6 BARGE BOARD
3 GABLE: FOAM ACCENT PIPES / WOOD CORBELS UNDER CLIPPED ROOF (SIDE ELEVATIONS)
4 WALL: STUCCO
5 TRIM: STUCCO OVER RIGID FOAM TRIM
6 WINDOW: VINYL WITH EXTERIOR GRIDS
7 GARAGE DOOR: METAL SECTIONAL GARAGE DOORS WITH GLASS & COACH LIGHTS & SHAPED WOOD CORBELS
8 FRONT DOOR: FRONT DOOR PATTERN PER ARCHITECTURAL STYLE
9 ACCENTS: PREFABRICATED DECORATIVE SHUTTERS, BRICK VENEER ARCHED HEADER AND WOOD POTSHELF
10 VENEER: MANUFACTURED STONE VENEER WITH BRICK ARCHED WINDOW HEADER

Front Elevation

Adobe Hacienda-B | Scheme 5

1 ROOF: "S" CONCRETE TILE ROOF WITH RAFTER TAILS OCCURRING ONLY AT ENTRY PORCH
2 FASCIA: 2X8 BARGE BOARD
3 GABLE: DECORATIVE RECESSED FOAM ACCENT / VERTICAL BOARD & BATT (SIDE ELEVATIONS)
4 WALL: STUCCO
5 TRIM 1: STUCCO OVER RIGID FOAM TRIM
6 TRIM 2: POLYURETHANE HEADER AND CORBELS AT GARAGE DOOR
7 WINDOW: VINYL WITH EXTERIOR GRIDS
8 GARAGE DOOR: METAL SECTIONAL GARAGE DOORS WITH GLASS, COACH LIGHTS & SHAPED WOOD CORBELS
9 FRONT DOOR: FRONT DOOR PATTERN PER ARCHITECTURAL STYLE
10 ACCENTS: DOUBLE WOOD POSTS WITH SHAPED WOOD CORBELS AT PORCH, PREFABRICATED DECORATIVE SHUTTERS & ACCENT TILE SURROUND AT RECESSED WINDOW
11 VENEER: MANUFACTURED STONE VENEER, "ADOBE STYLE" WITH SOLDER COURSE WINDOW HEADER AND SILL ACCENTS

Note: Artist's conception; colors, materials and application may vary.

0 4 8 12

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STANDARD PACIFIC HOMES
Making You Right At Home™

August 22, 2013 | 2013269

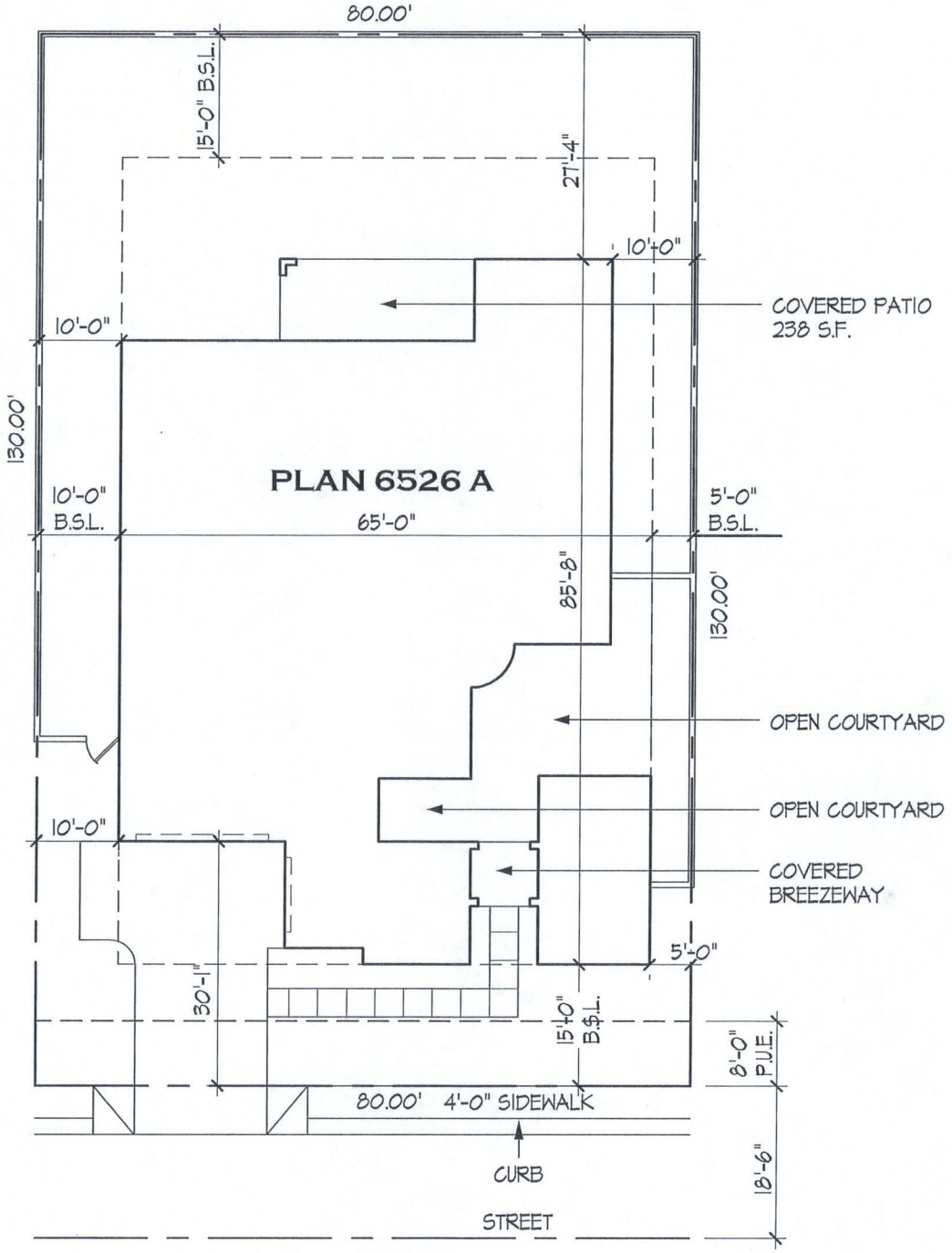
Plan 6521
Front Elevations
CANTABRIA

A1.2

WILLIAM HEZMALHALCH ARCHITECTS INC.
2800 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5843
949 250 0607 www.wharchitects.com fax 949 250 1620

TYPICAL PLOT PLAN

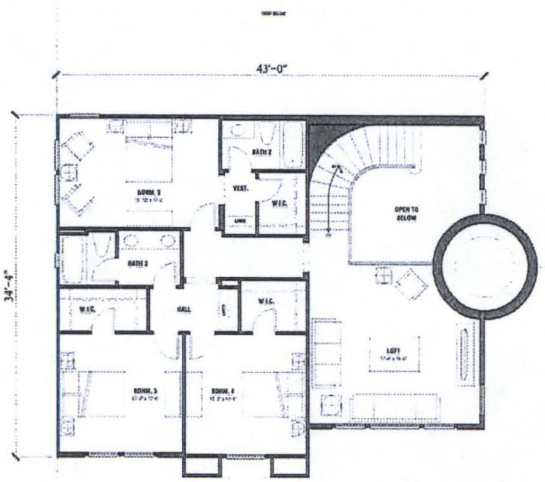
LOT INFO.	
LOT AREA:	10,400 S.F.
MAX. FOOTPRINT:	4,274 S.F.
LOT COVERAGE:	41.1%



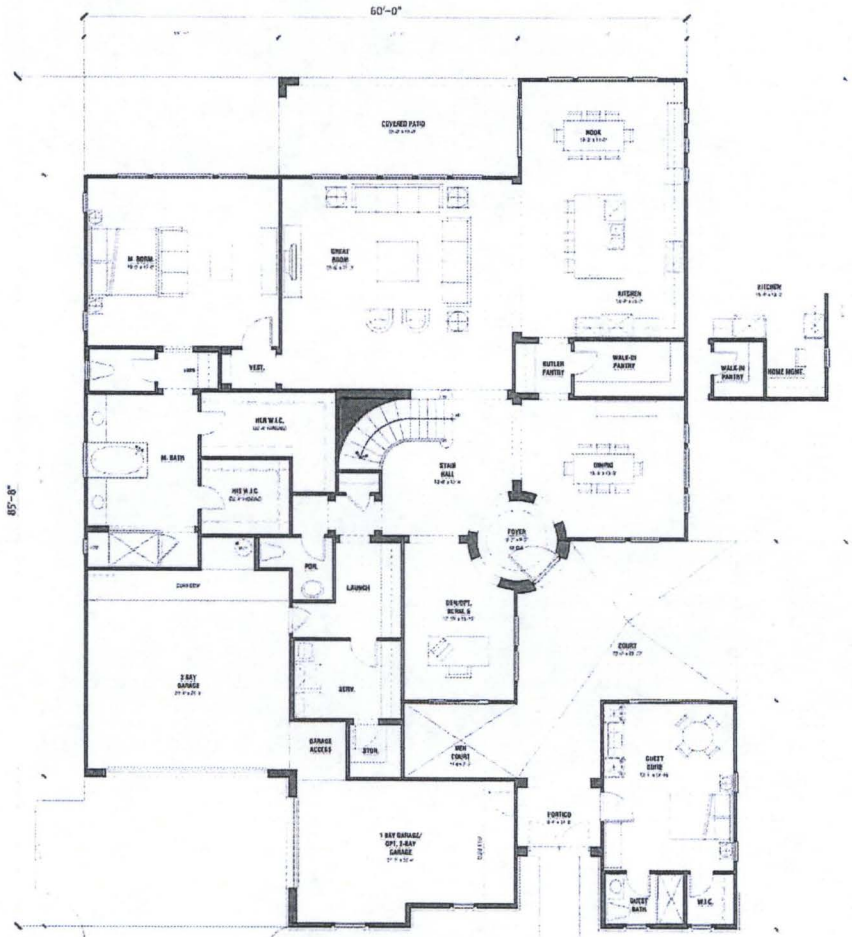
CANTABRIA - 6500 SERIES

STANDARD PACIFIC HOMES
6710 North Scottsdale Road Scottsdale, AZ 85253

CITY OF CHANDLER, ARIZONA	
SCALE: 1" = 20'-0"	
DATE: 8.19.13	PLAN 6526



PLAN 6526 - SECOND FLOOR



PLAN 6526 - FIRST FLOOR
5 BDRM. / 4.5 BATH / LOFT / DEN
3 BAY SPLIT GARAGE
9' & 10' PLATES / 8' WIN. HDR. TYP.

FIRST FLOOR:	2,658 SQ. FT.
BDRM. 5/BATH 4:	314 SQ. FT.
SECOND FLOOR:	1,179 SQ. FT.
TOTAL LIVING AREA:	4,351 SQ. FT.
3 DAY GARAGE:	782 SQ. FT.
PORTICO:	65 SQ. FT.
COVERED PATIO:	238 SQ. FT.

0 4 8 12

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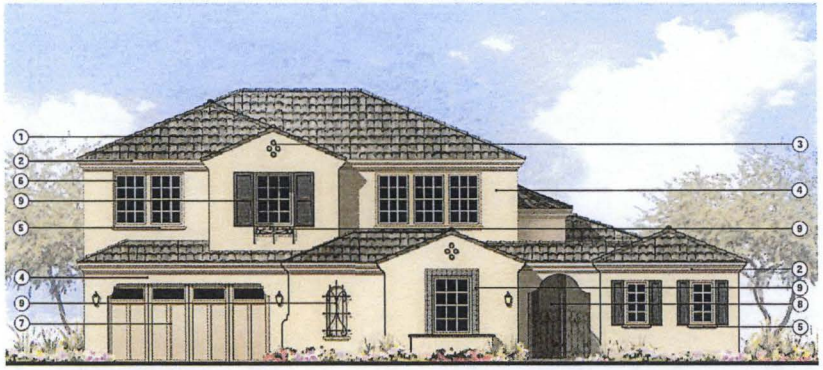
STANDARD PACIFIC HOMES
Making You Right At Home

Plan 6526 B
Adobe Hacienda
CANTABRIA

WILLIAM HEZMALHALCH
ARCHITECTS INC.
2010 REDHILL AVENUE SUITE 200 SANTA ANA, CA 92705-5543
949 250 0607 www.whparchitects.com fax 949 250 1529

2007.205.004 CB ARTISTS'S VISTA VIEWS



Front Elevation

Spanish-A | Scheme 1

1	ROOF:	"S" CONCRETE TILE ROOF
2	FASCIA:	HIGH DENSITY SHAPED FOAM FASCIA
3	GABLE:	STUCCO FOAM PIPES
4	WALL:	STUCCO
5	TRIM:	STUCCO OVER RIGID FOAM TRIM, SHAPE PER ARCHITECTURAL STYLE
6	WINDOW:	VINYL WITH EXTERIOR GRIDS
7	GARAGE DOOR:	METAL SECTIONAL GARAGE DOORS WITH GLASS, COACH LIGHTS AND STUCCO CORBELS
8	FRONT DOOR:	FRONT DOOR PATTERN PER ARCHITECTURAL STYLE
9	ACCENTS:	DECORATIVE WROUGHT IRON, WROUGHT IRON ACCENT AT STUCCO RECESSES AND ACCENT TILE SURROUND AT RECESSED WINDOW

Front Elevation

European Cottage-C | Scheme 8

1	ROOF:	FLAT CONCRETE TILE ROOF WITH RAFTER TAILS OCCURRING ONLY AT FRONT ENTRY
2	FASCIA:	2X6 BARGE BOARD
3	GABLE:	FOAM ACCENT PIPES / WOOD CORBELS UNDER CLIPPED ROOF (REAR ELEVATION)
4	WALL:	STUCCO
5	TRIM:	STUCCO OVER RIGID FOAM TRIM
6	WINDOW:	VINYL WITH EXTERIOR GRIDS
7	GARAGE DOOR:	METAL SECTIONAL GARAGE DOORS WITH GLASS, COACH LIGHTS AND SHAPED STUCCO OVER FOAM CORBEL
8	FRONT DOOR:	FRONT DOOR PATTERN PER ARCHITECTURAL STYLE
9	ACCENTS:	BRICK VENEER ARCHED HEADER AT PORCH, POLYURETHANE POTSHELF AND DECORATIVE PREFABRICATED SHUTTERS
10	VENEER:	MANUFACTURED STONE VENEER WITH BRICK WINDOW HEADER AND SILL ACCENTS

Front Elevation

Adobe Hacienda-B | Scheme 4

1	ROOF:	"S" CONCRETE TILE ROOF WITH RAFTER TAILS OCCURRING ONLY AT ENTRY ELEMENTS
2	FASCIA:	2X8 BARGE BOARD
3	GABLE:	DECORATIVE RECESSED FOAM ACCENT / VERTICAL BOARD & BATT (SIDE ELEVATIONS)
4	WALL:	STUCCO
5	TRIM 1:	STUCCO OVER RIGID FOAM TRIM
6	TRIM 2:	POLYURETHANE HEADER AND CORBELS AT GARAGE DOOR
7	WINDOW:	VINYL WITH EXTERIOR GRIDS
8	GARAGE DOOR:	METAL SECTIONAL GARAGE DOORS WITH GLASS & COACH LIGHTS
9	FRONT DOOR:	FRONT DOOR PATTERN PER ARCHITECTURAL STYLE
10	ACCENTS:	PREFABRICATED DECORATIVE SHUTTERS, SHAPED STUCCO OVER FOAM CORBELS AT ENTRY PORCH
11	VENEER:	MANUFACTURED STONE VENEER, "ADOBE STYLE" WITH SOLDER COURSE HEADER, BANDING AND SILL ACCENTS

Note: Artist's conceptions; colors, materials and applications may vary.

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August 22, 2013 | 2013369

Plan 6526
Front Elevations
CANTABRIA

A6.2

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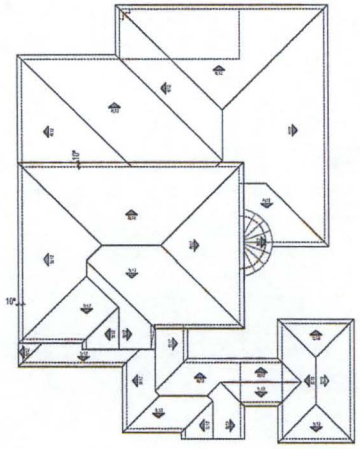
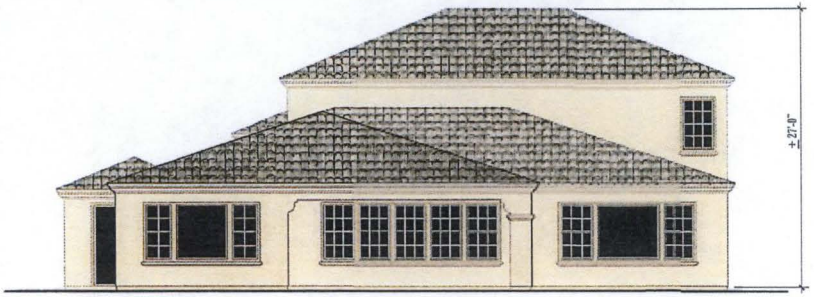
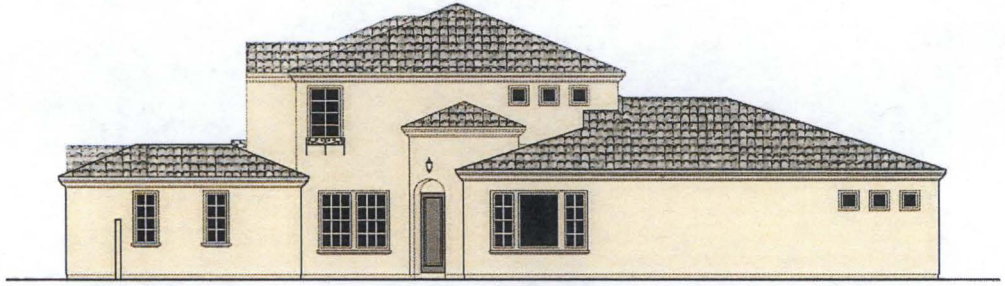


Roof Plan
1/8" Scale

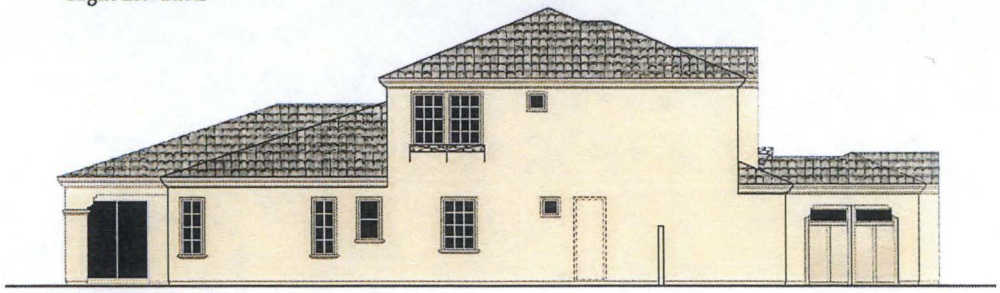


Rear Elevation

Scheme 1



Right Elevation



Left Elevation

Note: Artist's conception; colors, materials and application may vary.

0 4 8 12

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August 22, 2013 | 20133269

Plan 6526 A - Spanish
Building Elevations & Roof Plan
CANTABRIA

A6.3

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INTRODUCTION

Standard Pacific Homes (Standard Pacific) will be the homebuilder for the proposed 39.25 acre Cantabria community located at the northwest corner of Ocotillo Road and Lindsay Road, currently zoned AG-1. (See Exhibit A: Aerial Vicinity Map)

Standard Pacific is requesting to rezone the property to Planned Area Development (PAD) to allow for single family residential use, including development standards, along with approvals for the Preliminary Plat and Preliminary development Plan (PDP) for the Subdivision Layout and Housing Product.

BACKGROUND

Existing Conditions

The proposed community is currently surround by County land to the north and west with a zoning of RU-43, the Town of Gilbert to the east with zoning of PAD and SC, and the Old Stone Ranch community to the south with PAD zoning and developed with traditional single family units. Just north of Ocotillo Road and along the western right-of-way of Lindsay Road is approximately a 0.8 acre parcel zoned AG-1 that will not be included in the Cantabria community or in the rezoning request. (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 Ocotillo Road and Lindsay Road is not identified as a commercial node. In this instance, the General Plan encourages medium density residential uses to be located along arterials and transitioning to intense uses; however, immediately adjacent to the south starts the Southeast Chandler Area Plan overlay. The Southeast Chandler Area Plan overlay is intended to be "predominantly rural and low density residential land uses that respect and protect the rural/agrarian lifestyle of the area".

The proposed site plan complies with the intents of the General Plan by fitting into the context of the area being the Southeast Chandler Area Plan and the rural residential to the north and west of the property. This proposed project responds to these conditions by developing at a lower density that is not on conflict with the current adjacent residents. Developing at a higher density that would normally be encouraged would not fit with the surrounding rural residential today or to the Southeast Chandler Area Plan. This development also serves as a transitioning use between the Southeast Chandler Area Plan to the south and the potential future medium density residential to the north and west. This allows the development to fit into the current context and the context of the future.

PAD AND PDP

Development Plan

The proposed community and zoning to 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 35.88 net acres is designed with 90 single family residential units that range in size from over 10,000 square feet to just under 20,000 square feet. The overall net density of the community is 2.51 dwelling units per acre allowing for 19% of the project area to be developed as open space. The primary access into the community is off of Ocotillo Road to a community gate. This access point is proposing a median break at this location. A secondary egress/emergency fire access connection is provided from Lindsay Road just to the north of the individual parcel that is not a part of this proposed development. This will also serve as a buffer to the adjacent parcel between it and the proposed development. The streets within the development will be private and allow for on-street parking on one side of the street.

Central to the community is a strong recreational amenity and open space area which serves as the terminating view when entering into the community. The amenity is programmed with numerous elements including climb-on boulder features, a wet "play wash" stream feature on a timer for interactive play, contemporary play equipment as well as classics such as swings. Complementing all of this is a turf "king of the hill" mound, and a tire-swing to enhance the family fun aspect of the community. 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 and South of the central Ramada, soft-surfaces in all crucial locations, plenty of seating areas through benches and seating walls, and excellent shade for all of the amenities. BBQ's and picnic tables round out the array of public amenities in the centralized park. To serve all age groups within the community there is also a regulation half-sized Basketball court with seating and convenient access to open-space as well as the entire community. Every effort was made to maximize any available square foot to showcase an amenity or usable public space. (See Exhibit B: Development Plan and Exhibit C: Landscape Master Plan)

The proposed community provides a low density traditional type product. This product has minimum lot dimensions of 80' x 130' and offers both single story and 2-story residences with square footages ranging from 2,900 to 4,350. (See Exhibit E: Single Family Lot Fit Diagram, and Exhibit F: Residential Architecture)

Development Standards

Setbacks Traditional Lots

Development Standards	
Minimum Lot Area	10,000 sq. ft.
Minimum Lot Dimension	80'
Maximum Lot Coverage	
Single Story	50%
Two-Story	45%

Maximum Height	2-Stories
Setbacks:	
Front Setback:	
Architecture Adjacent to Street (from ROW)	15'
Garage Face Adjacent to Street (from ROW)	20'
Side Setback	5' (aggregate of 15')
Rear Setback	15'
Covered Patio/Front Porch	5' encroachment into setback area
Minimum Building Separation	10'
Architectural Pop-outs/Encroachments*	3' encroachment into any setback

* Including, but not limited to, balconies, bay windows, fire places, and other architectural features that do not require a foundation.

Subdivision Diversity Standards

All of the lots within this proposed development are greater than 10,000 sq. ft.; therefore, the project is not required to meet any of the City's Subdivision Diversity Guidelines. Even though this development is not required to meet any of the City's Subdivision Diversity Guidelines, this proposed development achieves nineteen (19) points out of a possible twenty nine (29).

Subdivision Diversity Elements	
Required 8 Elements (Minimum Required – 8 of 8):	
1. Sense of neighborhood arrival	Enhanced landscaping and landscaped median are provided at the entry along with monumentation design and entry gates to create a sense of identity.
2. Distinctive project themes	Monumentation, walls and amenities have been developed unique to the community.
3. Vehicular access to rear lots	Allowed; RV gates will be offered as an option
4. Deeper rear yard setbacks – 30 ft. 2-story	Rear yard dimensions for 2-story residents will vary from 27' to 53'
5. Irregular shaped retention basins, max. 4:1 slope	Retention basis have irregular shaped edges.
6. Design and improve retention areas to be usable and accessible)	Most of the retention basins have gentle varied slopes and large flat areas creating usable and accessible open spaces.
7. Provide a minimum 10-foot landscape parkway from R.O.W. line to fence in a common area when lots back onto an arterial street and 5 feet when backed to a collector	A 20' minimum landscape parkway is provided along all arterials.

8. Provide staggers or other visual breaks in perimeter fence walls adjoining arterial streets	Long runs of perimeter walls are broken up with offsets in the walls and are broken up with open spaces.
Optional Elements (minimum required – 10 Points):	
1. Provide a curvilinear street system	The roadway alignments provide visual interest by providing large sweeping curves for all of the streets through the community.
2. Provide a number of cul-de-sacs with a diversity feature	Due to the small size of the development cul-de-sacs are not feasible. Variety in the community however is provided through varying product types and open spaces.
3. Provide view fencing along arterial and collector streets	View fencing is not provided along arterial streets, but the arterial street scene is varied through staggering of walls and open spaces.
4. Provide wider side yards on at least 50% of lots dispersed throughout the subdivision – not less than 20 feet combined width. 15 foot side yard on each side of a 2-story home	The proposed side yard setbacks allow for homes on one side to be 20 feet apart and one of the 2-story homes allows for 10' setbacks on both sides which can allow for homes to be 20 feet apart on both sides.
5. Group wider side yards on adjoining lot or arrange lots in another fashion to add diversity	With the proposed setbacks the separation between buildings can vary from 10' to 20' creating the opportunity for wide building separations creating a varied street scene.
6. Provide different lot widths (at least 5-ft. differential)	The proposed setbacks allow for the opportunity to vary the building separation from 10' to 20' in 5' intervals.
7. Widen corner lots by at least 10 feet more than interior lots on same block or include a 10-foot wide landscape tract on the street side of the lot	10' wide tract are provided on the street side of lots.
8. Orient building envelope on corner lots to be angled rather than parallel with side property lines	Around knuckles and curved roads the lot lines allow for angled setback lines.

9. Provide a mix of garage orientations	The product being offered in the community offers both 2-car and 3-car garages. No more than a double bay garage door will face the street and some of the products split the garage door into two single doors that face the street.
10. Stagger the front yard setback to achieve a range of 6 feet or more; minimum 18 feet from front facing garage to the property line	Garages are located at least 20' from the sidewalk and architecture is allowed to be 15' from the street mitigating the impact of the garage on the street scene while also allowing for the opportunity for staggering the front plane of architecture of the residence.
11. Stagger the rear setback lines for all lots backing onto an arterial street by 10 feet or more (no rear yard setback to be less than 20 feet for 1-story and 30' for 2-story)	The rear elevations of the all of the products being offered vary in depth from 5 feet up to 20 feet. This along with the ability to vary the rear setbacks from 15 feet to 50 feet, in addition to the 20 feet landscape setback along the right-of-way, creates a varied street scene for the perimeter of the community.
12. Provide landscape open spaces visible from arterial street and residential street view with maximum 4:1 slopes along street frontages	Large landscape open spaces are provided that are visible from the arterial and residential streets with a maximum slope of 4:1.
13. Within a multi-parcel PAD, provide a differential of at least 2,000 sq. ft. between the minimum lot size of two (2) or more parcels	Not applicable.
14. Credit for another element may be granted within the multi-parcel PAD if the lot size differential results in a parcel with a minimum lot size of 12,000 sq. ft.	Not applicable
15. Provide common area lakes by use of reclaimed wastewater (counts as two points)	Due to the small size of the project area lakes are not feasible; however, large usable open spaces are provided throughout the community and along streets providing visual interest.

16. Provide common area lakes visible from streets or common areas with recreational features (counts as two points)	Due to the small size of the project area lakes are not feasible; however, large usable open spaces are provided throughout the community and along streets providing visual interest.
17. Provide a 38% maximum lot coverage on at least 50% of the total lots, 42% maximum lot coverage on at least 25% of the lots with the balance of the lots in a subdivision not exceed 45% lot coverage	Actual lot coverage for the products being offered vary from 32% up to 50%.
18. Provide a minimum 30-foot total side yard setback width between homes for at least 50% of the total lots distributed throughout the subdivision	The proposed side yard setbacks allow for homes on one side to be 20 feet apart and one of the 2-story homes allows for 10' setbacks on both sides which can allow for homes to be 20 feet apart on both sides.
19. Locate a continuous enlarged landscape tract at least ½ the total frontage in length along the arterial or collector streets with a depth equal to the average lot depth and no more than 5 lots backing up to the tract. Landscape areas not to include solid walls creating a visual barrier	Due to the small size of the project area this design element is not feasible; however, large usable open spaces are provided throughout the community and along streets providing visual interest.
20. Provide a minimum 20-foot landscape parkway along arterial streets, measured from the R.O.W. line to the fence	20' landscape parkway is provided along arterial streets.
21. Any other subdivision feature not listed	This proposed community is dedicating right-of-way and building greater than half of the roadway improvements along the north boundary of the property at the request of the City where no street was previously planned.
Total Points (Minimum Required 8 + 10 optional points)	19 points provided

Architectural Diversity Standards

All of the lots within this proposed development are greater than 10,000 sq. ft.; therefore, the project is not required to meet any of the City's Architectural Diversity Guidelines. Even though this development is not required to meet any of the City's Subdivision Diversity Guidelines, this proposed development achieves nineteen (19) points out of a possible twenty two (22).

Architectural Diversity Elements **Required 9 Elements (Minimum Required – 9 of 9):**	
1. Provide four-sided architecture especially for portions of building visible from arterial street	Fronts of the product offer a range of architectural features from covered porches and courtyards to detailed treatments around windows and doors including garage doors. The rear and side elevations of the homes (not visible from arterial streets) have architectural relief around the windows in the form of header and sill pop-out elements, window mullions where applicable, batt-siding on gable elevations, clipped eaves and decorative corbels, shutters, wrought iron planter boxes, and decorative shelf details.
2. De-emphasize garage fronts	The product being offered in the community offers both 2-car and 3-car garages. No more than a double bay garage door will face the street and some of the products split the garage door into two single doors that face the street. The garage faces that are orientated towards the street are at least 9 feet behind architectural features or masses and in most cases are further away from the street with an additional side loaded garage moving the street facing garage even further back from the street.
3. Front door or courtyard entry to be visible from street	All products that front onto the street have front doors, covered porches, or entry courtyards visible from the street.

4. Single-story or combination one- and two-story homes on all corner lots	Of the six (6) plans that are offered in the community, only two (2) of the plans are 2-stories reducing the amount of 2-story homes throughout the entire community.
5. Enhanced rear elevations along arterial and collector streets and open spaces	The rear elevations offer varied masses, covered patios, varied roof treatments including gabled accents and architectural relief around the windows in the form of header and sill pop-out elements, window mullions where applicable, batt-siding on gable elevations, clipped eaves and decorative corbels, shutters, wrought iron planter boxes, and decorative shelf details.
6. Variety of roofing colors, textures, and shapes	Various roof ridgeline occur on the same floor plan based on the three different elevations being provided along with varying materials and colors.
7. Durable exterior materials and finishes (brick, masonry, stone, stucco facades)	Three (3) architectural styles are offered in the community and the materials used are consistent with those styles. Stucco and a variety of roofing materials and colors are provided on all plans. The "European Cottage" and Adobe Hacienda" architectural styles provide varying stone masonry types on all plans.
8. Box-on box (two-story) homes to include a single-story element on rear elevations or second story plan changes or multiple roof designs	All two-story homes provide single-story elements, second story plan changes, and multiple roof designs.
9. Standard covered rear patios on all floor plans	Covered rear patios are standard on all plans.
Optional Elements (minimum required – 7 Points):	
1. Provide at least 3 significant architectural style differences	3 architectural styles for all plans are provided: Spanish, European Cottage, and Adobe Hacienda.

2. Prohibit the same front elevation on adjoining homes or across the street	Through the sales process front elevation options will be restricted to insure variety.
3. Standard feature stone, brick, or accent façade material on at least one elevation for each floor plan available	Two architectural styles use stone, brick, or other accent façade material as a standards material.
4. Provide distinctive architectural details on all elevations; covered front porches, covered front entries, door & window details, roof features, etc.	Covered entries or courtyards, window shutters, and decorative element details are provided on all elevations that front onto streets.
5. Provide screening or other accommodation for trash bins, recycling bins, household tools and equipment	Trash containers will be will be screened from public view. (per CCRs)
6. Incorporate standard front porches, defined courtyards, or other defined front yard outdoor living spaces on at least one elevation for each floor plan	Five (5) of the (6) floor plans have defined courtyards, porches, or both standard.
7. Limit the amount of 2-story homes along arterial & collector streets to no more than every third lot, no 2-story homes backing onto the Loop 101 and Loop 202 freeways	Of the six (6) plans that are offered in the community, only two (2) of the plans are 2-stories reducing the amount of 2-story homes throughout the entire community.
8. Break-up the main ridgelines on roof slopes	Main roof lines are broken up through the use of gabbled and hipped ends, clipped eaves, and varied heights of ridges.
9. Prohibit series of roof slopes visible from arterial streets, which are parallel with, or perpendicular to the street by limiting no more than 2 adjacent lots having identical rear elevation roof lines.	No two plans have the identical rear elevation rooflines and two identical plans are not permitted to be built adjacent to one another.
10. Provide a variety of front yard landscape packages installed by builder	Due to the large sizes of the front yards, individual lot owners will provide their own custom front yard landscaping.
11. Utilize at least one elevation per floor plan having a flat roof	Not provided

12. Provide four-sided architecture throughout subdivision	Fronts of the product offer a range of architectural features from covered porches and courtyards to detailed treatments around windows and doors including garage doors. The rear and side elevations of the homes (not visible from arterial streets) have architectural relief around the windows in the form of header and sill pop-out elements, window mullions where applicable, batt-siding on gable elevations, clipped eaves and decorative corbels, shutters, wrought iron planter boxes, and decorative shelf details.
13. Any other architectural feature – porte-cochére, extended porches, "Green" building	In order to lessen the impact of the development to the rural neighbors to the west, 2-story homes only along the western boundary will be limited to no more than every third home.
Total Points (Minimum Required 9 + 7 optional points)	19 points provided

CONCLUSION

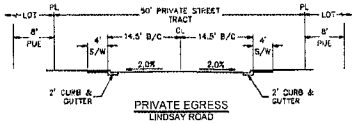
The proposed PAD along with the site plan and proposed architecture is an improvement to the surrounding environment and sets a high level of quality for the future development of the surrounding properties. This improved PAD and plan offers a better transition to the existing adjacent development and future development, and meets the goals 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 additional infrastructure at Spur Road.

PRELIMINARY PLAT

FOR

CANTABRIA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PRIVATE EGRESS
LINDSAY ROAD
N.T.S.

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET, SITE INFO, DETAILS, & NOTES
2	PRELIMINARY PLAT
3	TABLES

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CITY OF CHANDLER BRASS CAP FLUSH, MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 18, FROM WHICH THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER BEARS SOUTH 88 DEGREES 53 MINUTES 01 SECONDS WEST, 1298.88 FEET, BEING A FOUND CITY OF CHANDLER BRASS CAP FLUSH;
THENCE SOUTH 88 DEGREES 53 MINUTES 01 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 18, A DISTANCE OF 33.00 FEET TO A POINT LYING 33.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, MARKING THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88 DEGREES 53 MINUTES 01 SECONDS WEST, ALONG SAID SOUTH LINE, 1298.88 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;
THENCE NORTH 00 DEGREES 08 MINUTES 10 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1,318.91 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18;
THENCE NORTH 88 DEGREES 49 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1296.63 FEET TO A POINT LYING 33.00 FEET WEST OF THE AFOREMENTIONED EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18;
THENCE SOUTH 00 DEGREES 08 MINUTES 08 SECONDS EAST, PARALLEL WITH AND 33.00 FEET WEST OF SAID EAST LINE OF THE SOUTHEAST QUARTER, 794.53 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 522.00 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH 88 DEGREES 43 MINUTES 01 SECONDS WEST, ALONG SAID NORTH LINE 213.84 FEET TO A POINT ON THE WEST LINE OF THE EAST 246.80 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH 00 DEGREES 08 MINUTES 08 SECONDS EAST, ALONG SAID WEST LINE, 170.03 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 170.00 FEET OF THE SOUTH 522.00 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18;
THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST, ALONG SAID SOUTH LINE, 213.84 FEET TO A POINT LYING 33.00 FEET WEST OF SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18;
THENCE SOUTH 00 DEGREES 08 MINUTES 08 SECONDS EAST, PARALLEL WITH AND 33.00 FEET WEST OF SAID EAST LINE, 352.07 FEET TO THE POINT OF BEGINNING.

CITY NOTES

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

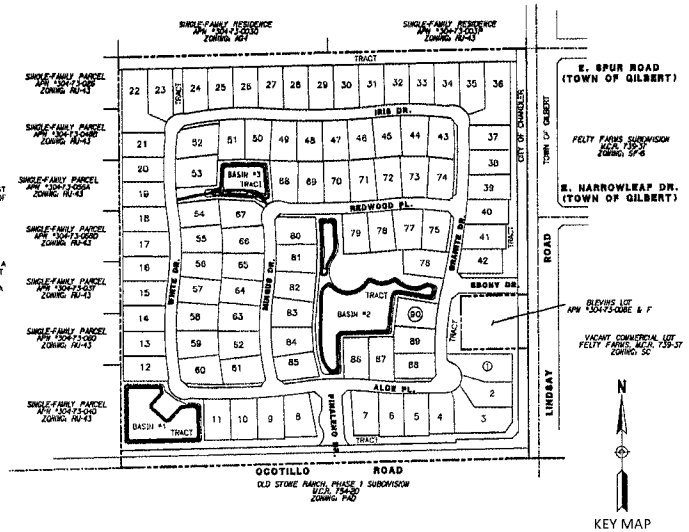
THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.

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 BEARINGS

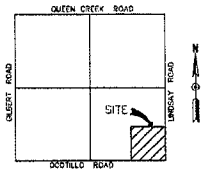
THE SOUTH LINE OF THE SOUTH QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, THE BEARING OF WHICH IS ASSUMED S 88°43'24" W, AS MEASURED AND SHOWN HEREON.



KEY MAP
N.T.S.

UTILITIES & SERVICES

SANITARY SEWER	CITY OF CHANDLER
WATER	CITY OF CHANDLER
REFUSE DISPOSAL	CITY OF CHANDLER
FIRE PROTECTION	CITY OF CHANDLER
POLICE PROTECTION	CITY OF CHANDLER
TELEPHONE	CENTURYLINK
ELECTRIC	SALT RIVER PROJECT
NATURAL GAS	SOUTHWEST GAS
FIBER OPTIC/CABLE	COX COMMUNICATIONS



VICINITY MAP
(NOT TO SCALE)

CIVIL ENGINEER

RICK ENGINEERING COMPANY
8150 N. 16TH STREET
PHOENIX, AZ. 85020
TEL (602) 957-3380
FAX (602) 285-2398
CONTACT: CHRIS D. PATTON
EMAIL: CPATTON@RICKENGINEERING.COM

OWNER/DEVELOPER

STANDARD PACIFIC OF ARIZONA, INC.
6710 N. SCOTTSDALE ROAD, #150
SCOTTSDALE, AZ. 85253
TEL (480) 827-7564
FAX (949) 800-1758
CONTACT: CHRIS CLONTS
EMAIL: CCLONTS@STANPAC.COM

BENCHMARK

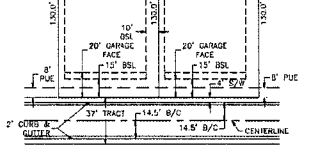
SECTION 12, T2S, R5C, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, AT POINT OF CURVATURE ON STEARMAN DR, 300' SOUTH OF GERMANN RD AND 1000' WEST OF GILBERT RD. (NORTHING, 828514.376, EASTING, 737723.988)

CITY OF CHANDLER BENCHMARK – #41A

ELEVATION: 1249.40 (NAVD 88 DATUM)

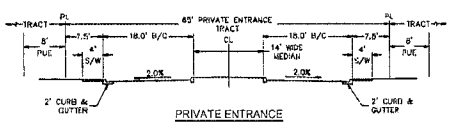
SITE DATA

COUNTY PARCEL: 304-73-008G
304-73-017 (RWCD QUIT-CLAIM)
EXISTING ZONING: AG-1 (MARICOPA COUNTY)
PROPOSED ZONING: PAD
GROSS ACREAGE: 39.253 AC.
NET ACREAGE: 34.988 AC.
NUMBER OF LOTS: 93
OPEN SPACE: 11.359 AC.
DENSITY (NET): 2.57 DU/AC
FEMA FLOOD DESIGNATION: ZONE "X"

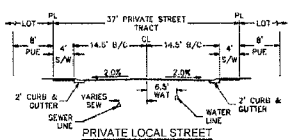


TYPICAL LOT DETAIL
TYPICAL CONFIGURATION
N.T.S.

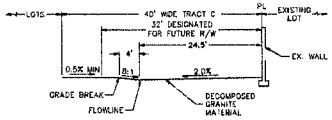
BSL – BUILDING SETBACK LINE
PUE – PUBLIC UTILITY EASEMENT



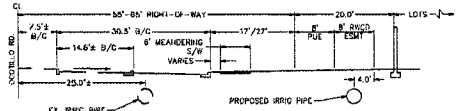
PRIVATE ENTRANCE
OCOTILLO ROAD
N.T.S.



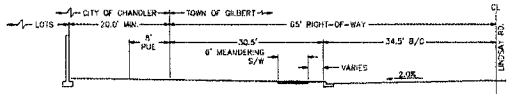
PRIVATE LOCAL STREET
PARKING ON ONE SIDE
N.T.S.



TRACT C SECTION, LOOKING WEST
FIRE ROUTE ACCESS DESIGNATED FOR FUTURE R/W
N.T.S.



OCOTILLO ROAD
55' & 65' R/W HALF-STREET, LOOKING WEST
N.T.S.



LINDSAY ROAD
65' R/W HALF-STREET, LOOKING NORTH
N.T.S.

TRACT AREA AND USAGE TABLE		
TRACT NAME	TRACT AREA (SF)	LAND USE DESCRIPTION
TRACT A	202,899	PRIVATE STREETS AND PUBLIC UTILITIES
TRACT B	29555	RETENTION BASIN, PEDESTRIAN PATH, AND LANDSCAPE
TRACT C	85638	RETENTION BASIN, SPORT COURT, AND LANDSCAPE
TRACT D	107986	RETENTION BASIN, AMENITIES, PEDESTRIAN PATH, AND LANDSCAPE
TRACT E	34916	LANDSCAPE
TRACT F	1194	LANDSCAPE
TRACT G	2419	LANDSCAPE
TRACT H	1195	LANDSCAPE
TRACT I	2345	LANDSCAPE
TRACT J	1164	LANDSCAPE
TRACT K	10023	IRRIGATION AND LANDSCAPE
TRACT L	50588	FIRE ACCESS, FUTURE RIGHT-OF-WAY, AND LANDSCAPE
TRACT M	4877	LANDSCAPE
TRACT N	20480	LANDSCAPE
TOTAL	535,258	

CANTABRIA
SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT

CHRISTOPHER PATTON
Expires: 6-30-13

COPYRIGHT 2013 RICK ENGINEERING COMPANY

PROJECT NO: 4385
DATE: 15-Mar-2013
DESIGNED: CDN
DRAWN: CDN

SHEET 1 OF 3

C.O.C. LOG NO. PPT13-0014

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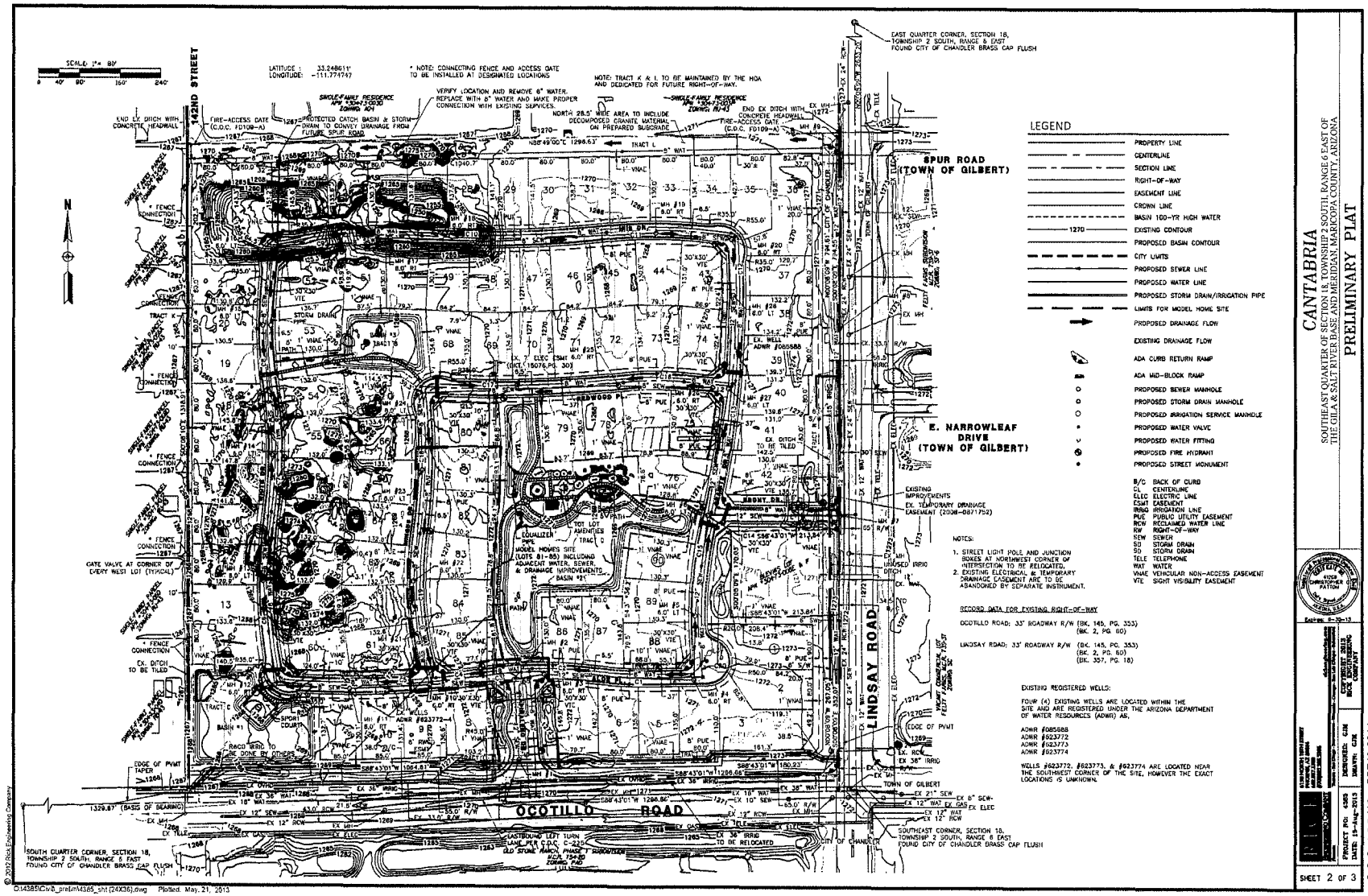
CANTABRIA
SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT
LEGEND
PROPERTY LINE
CENTERLINE
SECTION LINE
RIGHT-OF-WAY
EASEMENT LINE
CROWN LINE
BASIN 100-YR HIGH WATER
EXISTING CONTOUR
PROPOSED BASIN CONTOUR
CITY LIMITS
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED STORM DRAIN/IRRIGATION PIPE
LIMITS FOR MODEL HOME SITE
PROPOSED DRAINAGE FLOW
EXISTING DRAINAGE FLOW
ADA CURB RETURN RAMP
ADA MID-BLOCK RAMP
PROPOSED SEWER MANHOLE
PROPOSED STORM DRAIN MANHOLE
PROPOSED IRRIGATION SERVICE MANHOLE
PROPOSED WATER VALVE
PROPOSED WATER FITTING
PROPOSED FIRE HYDRANT
PROPOSED STREET MONUMENT
B/C BACK OF CURB
CL CENTERLINE
ELEC ELECTRIC LINE
CSMT EASEMENT
IRRIG IRRIGATION LINE
PUE PUBLIC UTILITY EASEMENT
RCW RECLAIMED WATER LINE
RW RIGHT-OF-WAY
SEW SEWER
SD STORM DRAIN
SD STORM DRAIN
TELE TELEPHONE
WAT WATER
VNAE VEHICULAR NON-ACCESS EASEMENT
VTE SIGHT VISIBILITY EASEMENT
NOTES:
1. STREET LIGHT POLE AND JUNCTION BOXES AT NORTHWEST CORNER OF INTERSECTION TO BE RELOCATED.
2. EXISTING ELECTRICAL & TEMPORARY DRAINAGE EASEMENT ARE TO BE ABANDONED BY SEPARATE INSTRUMENT.
RECORD DATA FOR EXISTING RIGHT-OF-WAY
OCOTILLO ROAD; 33' ROADWAY R/W (BK. 145, PG. 353) (BK. 2, PG. 60)
LINDSAY ROAD; 33' ROADWAY R/W (BK. 145, PG. 353) (BK. 2, PG. 60) (BK. 357, PG. 18)
EXISTING REGISTERED WELLS:
FOUR (4) EXISTING WELLS ARE LOCATED WITHIN THE SITE AND ARE REGISTERED UNDER THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) AS,
ADWR #085688
ADWR #623772
ADWR #623773
ADWR #623774
WELLS #623772, #623773, & #623774 ARE LOCATED NEAR THE SOUTHWEST CORNER OF THE SITE, HOWEVER THE EXACT LOCATIONS IS UNKNOWN.
SPUR ROAD (TOWN OF GILBERT)
E. NARROWLEAF DRIVE (TOWN OF GILBERT)
LINDSAY ROAD
OCOTILLO ROAD
142ND STREET
SHEET 2 OF 3
C.O.C. LOG NO. PPT13-0014

LOT AREA TABLE	
LOT #	LOT AREA (SF)
LOT 1	15156
LOT 2	12508
LOT 3	17696
LOT 4	10348
LOT 5	10812
LOT 6	11084
LOT 7	11802
LOT 8	12551
LOT 9	11361
LOT 10	11062
LOT 11	11141
LOT 12	11040
LOT 13	10509
LOT 14	10468
LOT 15	10937
LOT 16	11830
LOT 17	11797
LOT 18	11328
LOT 19	10840
LOT 20	10407

LOT AREA TABLE	
LOT #	LOT AREA (SF)
LOT 21	10864
LOT 22	19134
LOT 23	12650
LOT 24	11282
LOT 25	10594
LOT 26	10433
LOT 27	10772
LOT 28	11172
LOT 29	11327
LOT 30	11230
LOT 31	10882
LOT 32	10467
LOT 33	10518
LOT 34	10983
LOT 35	12595
LOT 36	18789
LOT 37	10578
LOT 38	10633
LOT 39	10917
LOT 40	10816

LOT AREA TABLE	
LOT #	LOT AREA (SF)
LOT 41	10918
LOT 42	11005
LOT 43	10839
LOT 44	11294
LOT 45	11363
LOT 46	10613
LOT 47	10613
LOT 48	10614
LOT 49	10613
LOT 50	10953
LOT 51	10911
LOT 52	12916
LOT 53	13005
LOT 54	10624
LOT 55	11033
LOT 56	11091
LOT 57	10710
LOT 58	11310
LOT 59	11306
LOT 60	11474

LOT AREA TABLE	
LOT #	LOT AREA (SF)
LOT 61	11376
LOT 62	11281
LOT 63	11284
LOT 64	10716
LOT 65	11317
LOT 66	11338
LOT 67	11406
LOT 68	11209
LOT 69	11092
LOT 70	11092
LOT 71	11093
LOT 72	10986
LOT 73	11504
LOT 74	10775
LOT 75	11079
LOT 76	11589
LOT 77	11725
LOT 78	10628
LOT 79	10628
LOT 80	11455

LOT AREA TABLE	
LOT #	LOT AREA (SF)
LOT 81	11457
LOT 82	11580
LOT 83	11404
LOT 84	11543
LOT 85	10548
LOT 86	10558
LOT 87	11197
LOT 88	10510
LOT 89	11042
LOT 90	10914

CENTERLINE DATA			
LINE/CURVE	LENGTH (FT)	DIRECTION/DELTA	RADIUS (FT)
C1	134.30	007°41'40"	1000.00
C2	138.13	009°40'08"	818.50
C3	76.45	005°21'05"	818.50
C4	102.06	003°14'55"	1800.00
C5	311.58	009°55'05"	1800.00
C6	340.75	019°53'30"	981.50
C7	232.77	016°17'39"	818.50
C8	295.10	017°13'36"	981.50
C9	304.03	018°27'11"	944.00
C10	365.88	010°11'28"	2057.00
C11	254.45	016°18'27"	894.00
C12	300.22	008°36'03"	2000.00
C13	255.49	007°19'09"	2000.00
C14	18.45	000°31'43"	2000.00
C15	280.82	019°38'36"	818.50
C16	120.76	011°41'14"	592.00
C17	400.07	009°43'01"	2359.00
C18	294.50	015°03'32"	1120.50
C19	298.41	025°09'43"	679.50
C20	30.58	002°08'27"	818.50

CENTERLINE DATA			
LINE/CURVE	LENGTH (FT)	DIRECTION/DELTA	RADIUS (FT)
L1	285.67	N89°51'19"E	
L2	94.50	S84°37'06"E	
L3	12.15	S83°35'12"W	
L4	86.74	N88°47'51"E	
L5	250.49	N03°52'37"W	

CANTABRIA

SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

State of Arizona Registered Professional Engineer (Civil) CERTIFICATE NO. 41204 CHRISTOPHER R. RATTON Date Signed 5-21-13 Expires 6-30-13

RICK ENGINEERING COMPANY
4150 NORTH 16th STREET
PHOENIX, ARIZONA
602/957-2300
www.rickengineering.com
Phone Fax Toll Free Email Website Offices in Phoenix, Tucson, Prescott, Flagstaff, Show Low, Casa Grande, Maricopa, Kingman, Lake Havasu City

PROJECT NO: 4385
DATE: 13-May-2013
DESIGNED: CJM
DRAWN: CRL

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RICK ENGINEERING COMPANY

SHEET 3 OF 3

C.O.C. LOG NO. PPT13-0014

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ORDINANCE NO. 4505

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT FOR SINGLE-FAMILY RESIDENTIAL (DVR13-0018 CANTABRIA) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

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

SECTION I. Legal Description of Property:

See Attachment 'A'

Said parcel is hereby rezoned from AG-1 to PAD for Single-Family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "CANTABRIA" and kept on file in the City of Chandler Planning Division, in File No. DVR13-0018, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

8. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

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

10. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

11. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

12. The construction of Spur Road shall be deferred until a time that the Transportation and Development Director and City Engineer deems necessary. Until the improvement of Spur Road occurs, a drivable surface sufficient for emergency access and in conformance with City standards and requirements shall be provided.

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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this _____ day of _____, 2013.

ATTEST:

_____ _____

CITY CLERK MAYOR

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 Ordinance No. 4505 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2013, and that a quorum was present thereat.

_____

CITY CLERK

APPROVED AS TO FORM:

_____

CITY ATTORNEY

PUBLISHED:

EXHIBIT 'A'

August 20, 2013
Rick No. 4385
MEC

CANTABRIA DESCRIPTION

A portion of the Southeast quarter of the Southeast quarter of Section 18, Township 2 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found City of Chandler Brass Cap flush, marking the Southeast Corner of said Southeast quarter of the Southeast quarter of Section 18, from which the Southwest Corner of the Southeast quarter bears South 88 degrees 43 minutes 01 seconds West, 2659.33 feet, being a found City of Chandler Brass Cap flush;
THENCE South 88 degrees 43 minutes 01 seconds West, along the South line of said Southeast quarter of the Southeast quarter, 1329.67 feet to a point marking the Southwest Corner of said Southeast quarter of the Southeast quarter;
THENCE North 00 degrees 08 minutes 10 seconds West, along the West line of said Southeast quarter of the Southeast quarter, 1318.91 feet to a point marking the Northwest Corner of said Southeast quarter of the Southeast quarter;
THENCE North 88 degrees 49 minutes 00 seconds East, along the North line of said Southeast quarter of the Southeast quarter, 1329.63 feet to a point marking the Northeast Corner of said Southeast quarter of the Southeast quarter;
THENCE South 00 degrees 08 minutes 09 seconds, along the East line of said Southeast quarter of the Southeast quarter, 1316.60 feet to the POINT OF BEGINNING.

EXCEPT the following described parcel:

The East 246.80 feet of the North 170.00 feet of the South 522.00 feet of the Southeast quarter of the Southeast quarter of Section 18, Township 2 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona.