



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

#8  
OCT 24 2013



**MEMORANDUM                      Transportation & Development – CC Memo No. 13-117**

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

**SUBJECT:**        APL13-0002 AIRPARK AREA PLAN AMENDMENT/DVR13-0016/PPT13-0020 LA ESQUINA  
Adoption of Resolution No. 4722  
Introduction and Tentative Adoption of Ordinance No. 4499

Request:            Area Plan amendment from Neighborhood Commercial to Low-Medium Density Residential

                         Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Low-Medium Density Residential

                         Preliminary Development Plan (PDP) for subdivision layout and housing products and Preliminary Plat (PPT)

Location:           Northwest corner of Gilbert and Ocotillo Roads

Applicant:           Burch & Cracchiolo, P.A. - Brennan Ray for Maracay Homes

Project Info:        Approximately 15 acres, 79 lots, minimum 4,000 sq. ft. lot size, 5.1 du/ac, 6 housing plans (3 one-story and 3 two-story)

**RECOMMENDATION**

Upon finding the Rezoning request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval. Upon finding the Preliminary Development Plan (PDP) and Preliminary Plat requests to be consistent with the Residential Development Standards, Planning Commission and Planning Staff recommend approval.

## **BACKGROUND**

The subject site was annexed and zoned Agricultural District (AG-1) in 2004. The approximate 15-acre site is located at the northwest corner of Gilbert and Ocotillo Roads. The undeveloped land includes two parcels and is bounded on the north and west by a single-family residential subdivision under construction, Artesian Ranch. All four corners of this intersection are currently undeveloped. The northeast corner of this intersection is planned for single-family residential, and the southeast corner for commercial. The vacant southwest corner, currently owned by the City of Chandler, is area planned for community/regional open space and recreational opportunities.

This application includes several components including an amendment to the Airpark Area Plan changing the land use designation from Neighborhood Commercial to Low-Medium Density Residential. In addition, the request includes Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for low-medium density residential. Finally, the request includes a Preliminary Development Plan (PDP) for subdivision layout and housing products as well as a Preliminary Plat (PPT).

Maracay Homes proposes to develop the La Esquina project which includes 79 single-family residential lots. The development is gated and includes private streets. The main entry/exit is located off of Ocotillo Road. This entry is designed with two landscaped medians leading to the community's main amenity area and central open space. The second entry/exit off of Gilbert Road is designated for residents use only and emergency access. This entry is tree-lined and adjacent to an open space along Gilbert Road. A full movement median break is planned for both entries.

A common subdivision theme is created by the use of Swan Hill Olive trees lining gated entryways, landscape medians, and street frontages. Hybrid Thornless Mesquite trees are located in open spaces and Evergreen Elms are located adjacent to the perimeter walls. Open space is included throughout the subdivision with usable active open spaces and landscape tracts.

The 79 lot residential subdivision provides for a gated, low-medium density single-family community at 5.1 du/ac. The lots are designed in a z-lot configuration for individual, detached homes. Lots range in size from approximately 4,450 to 10,312 square feet. The majority of lots are within the 4,000 to 5,000 square foot range.

## **HOUSING PRODUCT**

The six housing plans include three one-story plans ranging from approximately 1,404 to 1,515 livable square feet and three two-story housing plans ranging from 2,269 to 2,492 livable square feet. Housing plans are designed with several architectural styles. Each housing plan includes three elevation styles providing a total of 18 housing plan options.

The homes offer a mix of side entry garages and forward facing garages. Standard features include rear yard covered patios, covered front entries or porches, stone veneer on at least one elevation, and decorative garage doors with windows. The home's exterior includes four-sided architectural elements, window surrounds and projections, varied rooflines and roof tiles,

window shutters, decorative brackets, decorative vents, wrought iron accents, corbels, and grid pattern windows on all four sides.

Two-story homes are designed to avoid a box-on-box appearance with the introduction of one-story components on rear elevations and/or front elevations as well as varied roofline and wall plane elements. Elevation details include arched elements and decorative trim above garage doors, hipped gable rooflines with decorative corbels, extended roof overhangs, and projecting wall sections on second story.

The housing product design complies with the Residential Development Standards architectural diversity elements. The housing product complies with all 9 required elements and 10 of the minimum 7 required optional elements.

### **SUBDIVISION DIVERSITY**

The subdivision design includes a sense of arrival into the neighborhood with open space, and landscaping at both entries. There is a landscape parkway along both street frontages, usable retention open spaces, visible open space with view corridors from arterial streets using tube steel fencing, and an amenity area with tot lot playground and community pool including ramadas, benches, and a pool house.

The subdivision lot layout has rectangular shaped lots that include irregular side yard property lines. In the industry, the platting pattern is known as a z-lot configuration. The development includes homes whose side yard varies in width depending upon the home's footprint and the specific lot design. The homes and privacy walls will be situated on lots to create functional side yards that are 5 feet in width. This is accomplished with the application of Use and Benefit easements on portions of the lots. Building setbacks for front yards are a minimum of 10 feet for side-entry garages or livable space and 18 feet for forward facing garages. Rear yard setbacks are a minimum of 10 feet. The maximum lot coverage is 55 percent.

### **GENERAL PLAN CONFORMANCE**

The subject property is part of the Airpark Area Plan which designates the property for Neighborhood Commercial. This land use is based on the General Plan Land Use Element which defines this property as a Commercial Node within the Residential category. Neighborhood Commercial denotes where neighborhood-based commercial uses of 10 to 20 acres are appropriate. Commercial Nodes denotes intersections that may be considered for neighborhood or community commercial developments. Other uses such as residential, as an alternative to commercial use, may be appropriate when they match the underlying land use designation on the Land Use map. This property's underlying General Plan land use is Residential, therefore, allowing consideration for the proposed single-family residential use. The proposed density falls within the Low-Medium Density category of the Airpark Area Plan.

Additionally, the approximate 15-acre site is located at an arterial street intersection in which two of the four corners have land use planned for commercial while the other two are planned for single-family residential. An evaluation of this intersection from a land use and economic development standpoint considered the potential growth at this intersection and what is

sustainable for the future. Staff concluded that the subject site would be best developed for single-family residential instead of neighborhood commercial. Instead, the southwest corner of this intersection planned for single-family residential is under a City RFP for commercial development. The other commercial property is at the southeast corner of this intersection.

### **AIRPORT RECOMMENDATION**

This request went before the Airport Commission July 10, 2013. The Airport Commission reviewed the rezoning request in accordance with the Airport Conflicts Evaluation Process. The airport's Economic Development Specialist/Airport Administrator has issued a conflicts evaluation report indicating that the Airport Commission determined the proposed use does not constitute a conflict with existing or planned airport uses. One Commissioner opposes single-family residential developing around the airport.

### **DISCUSSION**

Planning Commission and Planning Staff are of the opinion the proposed development is in conformance with the General Plan. The residential use is compatible with adjacent single-family homes under construction and planned single-family on the northeast corner of the intersection.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held July 9, 2013. Two area property owners attended in addition to the applicant.
- As of the date of this memo, Planning Staff has received a few phone call inquiries on this request wanting to know the homebuilder and number of lots. A resident of Fonte Al Sole to the southwest called concerning traffic on Ocotillo Road increasing from this project and that the right-of-way improvements are not complete on the south side to accommodate more traffic. A resident from Whitewing at Krueger to the north supports the project; however, they do not want the proposed full-movement median break on Gilbert Road. The median break requires cutting out a section of the existing median and allows left turn movements which they feel is dangerous already. The proposed median break meets City requirements for its location and is appropriate to provide northbound access from the community.
- Planning Staff is not aware of any opposition to this proposal.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 7    Opposed: 0

### **RECOMMENDATIONS**

#### **Area Plan**

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

**Rezoning**

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "LA ESQUINA", kept on file in the City of Chandler Planning Division, in File No. DVR13-0016, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
8. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
9. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement
10. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or

available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

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

- f) All homes and buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.
- g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

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

12. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a heliport at the Chandler Municipal Airport that may cause adverse noise, odors, and other externalities. The “Public Subdivision Report”, “Purchase Contracts”, CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a heliport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
13. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The “Public Subdivision Report”, “Purchase Contracts”, CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

#### **Preliminary Development Plan**

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled “LA ESQUINA”, kept on file in the City of Chandler Planning Division, in File No. DVR13-0016, except as modified by condition herein.

2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. The tot lot shall be a minimum of 20 total play stations.
6. All homes built on corner lots within the residential subdivision shall be single-story or a combination of one- and two-story with the one-story portion on the street side.
7. The same elevation shall not be built side-by-side or directly across the street from one another.
8. No more than two, two-story homes shall be built side-by-side for more than 50% of the lots adjacent to an arterial street.
9. No more than two identical side-by-side roof slopes should be constructed along the arterial streets of Gilbert and Ocotillo Roads.

**Preliminary Plat**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Preliminary Plat request subject to the following condition:

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

**PROPOSED MOTIONS**

**Area Plan:**

Move to adopt Resolution No. 4722 approving the Airpark Area Plan amendment from Neighborhood Commercial to Low-Medium Density Residential in case APL13-0002 AIRPARK AREA PLAN AMENDMENT, per Planning Commission and Staff recommendation.

**Rezoning:**

Move to introduce and tentatively adopt Ordinance No. 4499 approving rezoning request DVR13-0016 LA ESQUINA from AG-1 to PAD (Low-Medium Density Residential), subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Development Plan:**

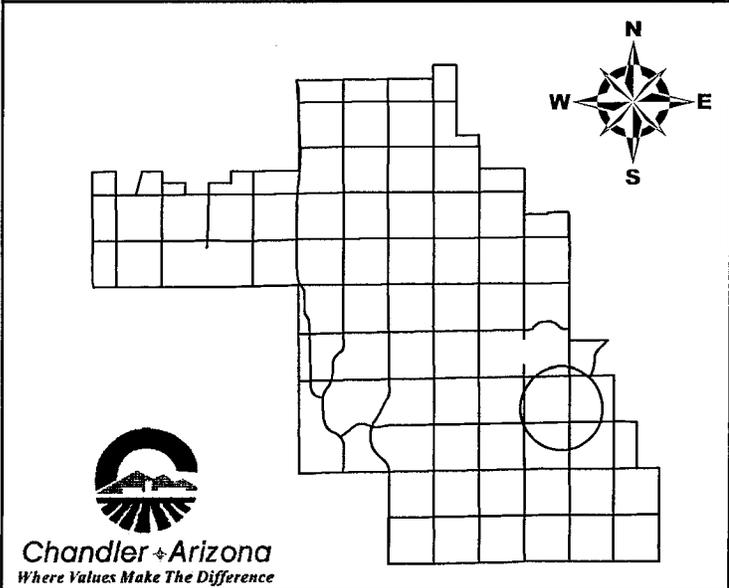
Move to approve Preliminary Development Plan request DVR13-0016 LA ESQUINA for the single-family residential development, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Plat:**

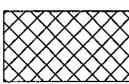
Move to approve Preliminary Plat request PPT13-0020 LA ESQUINA, subject to the conditions recommended by Planning Commission and Planning Staff.

**Attachments**

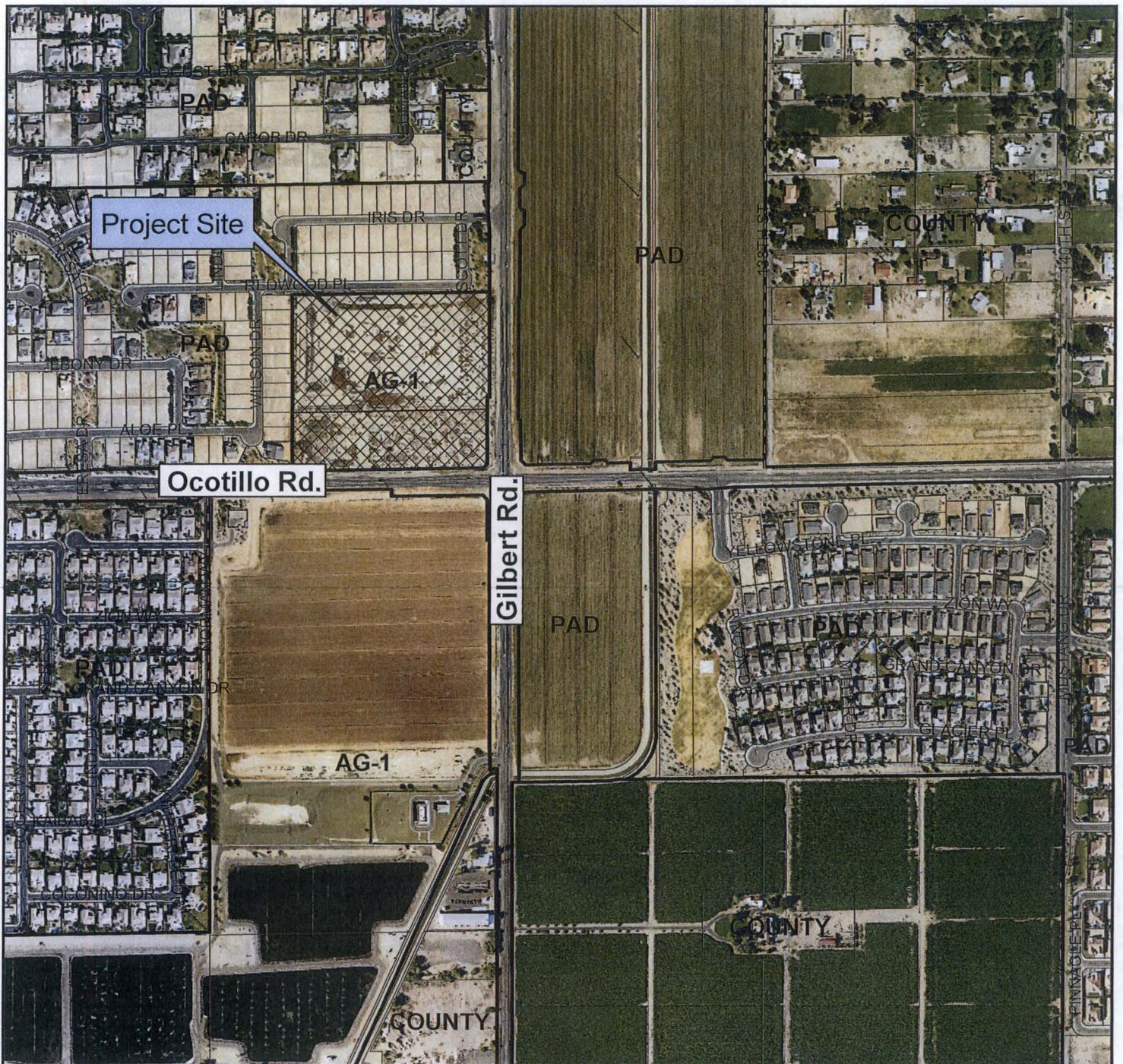
1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Gated Entry Elevation Design
5. Housing plan elevation examples
6. Preliminary Plat, PPT13-0020
7. Airport Conflicts Evaluation Letter
8. Airpark Area Plan map
9. Resolution No. 4722
10. Ordinance No. 4499
11. Development Booklet, Exhibit A



**Vicinity Map**


**APL13-0002/DVR13-0016**  
**Airpark Area Plan amendment**  
**La Esquina**

CITY OF CHANDLER 9/3/2013



Project Site

Ocotillo Rd.

Gilbert Rd.

AG-1

PAD

PAD

COUNTY

COUNTY

Vicinity Map



APL13-0002/DVR13-0016

Airpark Area Plan amendment  
La Esquina

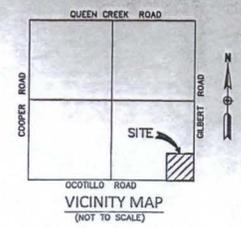
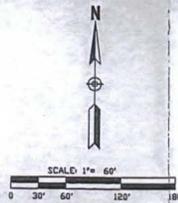
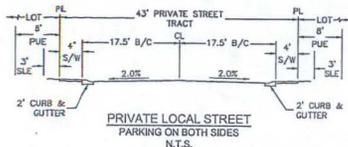


# PRELIMINARY SITE PLAN

FOR

# LA ESQUINA

LOCATED AT THE NORTHWEST CORNER OF OCOTILLO ROAD AND GILBERT ROAD, CHANDLER, ARIZONA

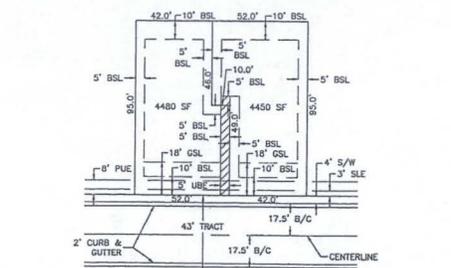


**CIVIL ENGINEER**  
 RICK ENGINEERING COMPANY  
 8150 N. 16TH STREET  
 PHOENIX, AZ 85018  
 TEL (602) 897-3350  
 FAX (602) 285-2388  
 CONTACT: CHRIS G. PATTON  
 EMAIL: CPATTON@RICKENGINEERING.COM

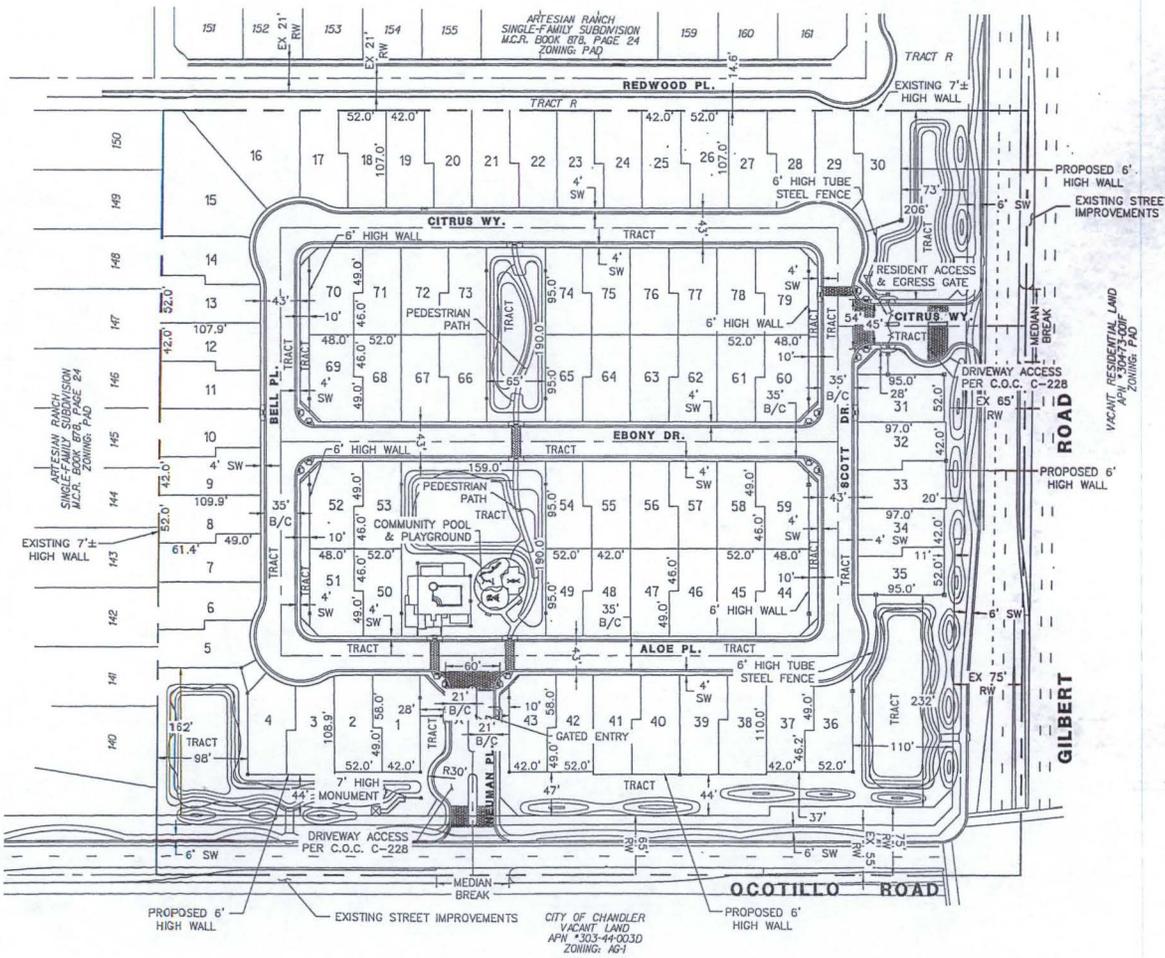
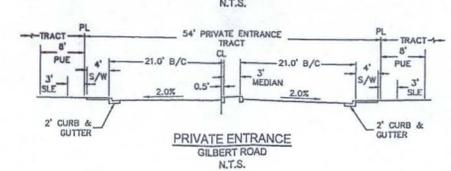
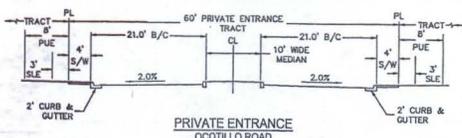
**OWNER/DEVELOPER**  
 MARACAY HOMES  
 15279 N. SCOTTSDALE ROAD, #300  
 SCOTTSDALE, AZ 85254  
 TEL (480) 346-2691  
 CONTACT: JASON WEBER  
 EMAIL: JWEBER@MARACAYHOMES.COM

**SITE DATA**  
 COUNTY PARCEL: 303-43-006F  
 303-43-006G  
 EXISTING ZONING: AG-1 (CITY OF CHANDLER)  
 PROPOSED ZONING: PAD (SINGLE-FAMILY)  
 GROSS ACREAGE: 18.116 AC. (799,112 SF)  
 NET ACREAGE: 15.436 AC. (672,404 SF)  
 NUMBER OF LOTS: 79  
 OPEN SPACE: 3.285 AC (21.3% NET)  
 DENSITY (NET): 5.12 DU/AC  
 FEMA FLOOD DESIGNATION: ZONE "X"

LOT LAYOUT DATA			
FLOOR PLAN	WORST CASE FOOTPRINT	LOT AREA	LOT COVERAGE (%)
4211	2,126	4480	47.5
4221	2,086	4450	46.9
4231	2,232	4460	49.8
4042	1,825	4450	41.0
4252	2,239	4480	50.0
4282	2,011	4450	45.2



**"Z-LOT" LAYOUT TYPICAL CONFIGURATION N.T.S.**  
 BSL - BUILDING SETBACK LINE (TO LIVABLE/USE-TURN GARAGE/PORCH)  
 GSL - GARAGE FRONT SETBACK LINE  
 USE - USE-BENEFIT EASEMENT  
 SLE - STREETLIGHT EASEMENT



CITY OF CHANDLER  
 VACANT LAND  
 APN #303-44-003D  
 ZONING: NG1

LA ESQUINA  
 SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA & SAUT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PRELIMINARY SITE PLAN

**Maracay Homes**  
 RICK ENGINEERING COMPANY  
 PROJECT NO. 4578  
 DATE: 28-Aug-2013  
 DRAWN: ENK  
 CHECKED: CJK  
 RICK ENGINEERING COMPANY



**LANDSCAPE PALETTE**

ITEM	SIZE	QTY.
<i>Delonix regia</i>	15 GAL	0
SISSOO TREE	24" BOX	19
<i>Olea europaea 'Sweet Olive'</i>	15 GAL	29
SWAN HILL OLIVE	24" BOX	127
<i>Parkinsonia 'Desert Museum'</i>	15 GAL	8
HYBRID PALM VERDE	24" BOX	16
<i>Prosopis 'Phoenix'</i>	15 GAL	35
HYBRID THORALESS MESQUITE		
<i>Unus parviflora 'Sampsonius'</i>	15 GAL	28
CHINESE EVERGREEN ELM	24" BOX	8

SHRUBS & ACCENTS	SIZE	QTY.
<i>Bougainvillea 'Torch Glow'</i>	5 GAL	183
TORCH GLOW BOUGAINVILLEA		
<i>Ceanothus pubescens</i>	5 GAL	89
RED BIRD OF PARADISE		
<i>Emmenanthe lycopodium</i>	5 GAL	85
BLUE BELLS		
<i>Encelia maculata 'Valentin'</i>	5 GAL	104
VALENTINE SAU BUSH		
<i>Hesperaloe parviflora</i>	5 GAL	40
RED YUCCA		
<i>Leucophyllum leucophaea</i>	5 GAL	113
CITRUSLEAF SAGE		
<i>Muhlenbergia caudata 'Fogel Mar'</i>	5 GAL	446
FEDERAL HEST GRASS		
<i>Muhlenbergia torreyana 'U Turn'</i>	5 GAL	109
BULL GRASS		
<i>Sporobolus diander</i>	5 GAL	97
JOJOBA		
<i>Fremontia 'Sierra Apache'</i>	5 GAL	92
HYBRID YELLOW BELLS		

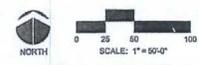
GROUNDCOVERS	SIZE	QTY.
<i>Eleocharis palustris 'Thompson'</i>	1 GAL	180
GRASSY COYOTE BUSH		
<i>Diarrhena monostachya</i>	1 GAL	147
BUSH KICKPOPPER CLOVER		
<i>Dalea spp.</i>	1 GAL	48
DALEA		
<i>Lantana spp.</i>	1 GAL	91
LAHTAUA		
<i>Lantana 'New Gold'</i>	1 GAL	89
NEW GOLD LAHTAUA		
<i>Rhus microcarpa 'Trinobian'</i>	1 GAL	231
PROSTRATE ROSEMARY		

MISCELLANEOUS	SIZE	QTY.
CONCRETE HEADER	5"	
ROCK BAULCH - 2" DEPTH EXPRESS DRIVIN	3/4"	110,000 S.F.
1/2" IRON BETHUDA 500		28,000 S.F.

- NOTES:**
- MINIMUM PLANT SIZES ARE:  
 TREES - 15 GALLON (50%); 24" BOX (50%)  
 SHRUBS - 5 GALLON  
 GROUNDCOVER - 1 GALLON  
 ANNUALS - 4" POTS OR PLATS  
 PER SECTION 35-1903(6)(a)(i)(ii), ZONING CODE.
  - ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS.
  - ALL SHRUB AREAS (AREAS NOT OCCUPIED BY BUILDINGS, PAVED IMPROVEMENTS, OR TURF TO RECEIVE A MINIMUM OF 2" INORGANIC GROUND COVER (E.G. DECOMPOSED GRANITE, RIVER ROCK, ETC.)  
 PER SECTION 35-1903(6)(j)(ii), ZONING CODE.
  - ALL LANDSCAPE SHALL BE WATERED WITH A PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. DESIGN SHALL BE PER THE MINIMUM STANDARDS FOR LANDSCAPE IRRIGATION AS AMENDED BY STAFF TECHNICAL SUPPLEMENTS.  
 PER SECTION 35-1903(12), ZONING CODE.
  - ALL LANDSCAPE WILL COMPLY WITH LANDSCAPE DESIGN GUIDELINES PER SECTION 35-1903 (6) AND 35-1903.1 ZONING CODE.
  - ALL LANDSCAPE AREAS WILL INCLUDE ONE TREE AND 6 SHRUBS PER 1000 SQUARE FEET PLUS SHRUB AND GROUND COVERAGE OF 50% TOTAL AREA. PER SECTION 35-1903(6)(i)(ii), ZONING CODE.
  - ALL COLLECTOR STREET RIGHTS OF WAY SHALL PROVIDE 1 TREE AND 6 SHRUBS PER 30 LINEAL FEET PLUS SHRUB AND GROUND COVERAGE OF 50% OF TOTAL AREA. PER SECTION 35-1903(6)(i)(ii), ZONING CODE.
  - TURF AREA WILL NOT EXCEED 40% OF THE TOTAL LANDSCAPE AREA. PER SECTION 35-1903(12)(d), ZONING CODE.
  - TREES MUST BE PLACED A MINIMUM OF 6' FROM SIDEWALKS, PUBLIC ACCESSWAYS. SHRUBS MUST BE, AT MATURITY, 2' FROM ALL SIDES OF A FIRE HYDRANT. PER SECTION 35-1902(6)(11), ZONING CODE.
  - CACTI AND SUCCULENTS WILL BE LIMITED TO A MAXIMUM OF 50% OF THE REQUIRED SHRUB MATERIAL. PER SECTION 35-1903(5)(ii)(4), ZONING CODE.
  - MAINTENANCE OF ALL COMMON AREAS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. PER SECTION 35-1903(6)(g), ZONING CODE.
  - THE AVERAGE LANDSCAPE SETBACK ON OCOTILLO ROAD IS 67 FEET.
  - THE AVERAGE LANDSCAPE SETBACK ON GILBERT ROAD IS 64 FEET.

09/10/2013



Concrete Roof Tile  
 Wood Fascia  
 Recessed Windows  
 Stucco Accents



Wrought Iron Accents  
 Coach Lights  
 Stone Veneer

Perspective



Front Elevation

15'-10"  
 10'-1"  
 0'-0"

Stucco Popout  
 Detail Typical  
 on All Sides



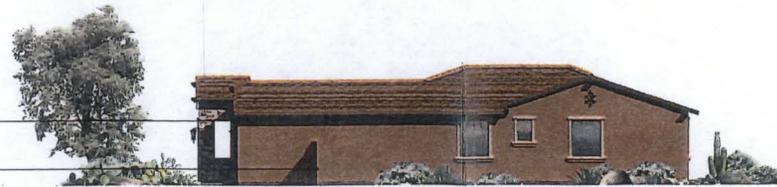
Rear Elevation



Left Elevation

Stucco Popout  
 Detail Typical  
 on All Sides

Block Fence



Right Elevation

Concrete Roof Tile  
 Recessed Windows  
 Stucco Accents  
 Wrought Iron Accents  
 Coach Lights



Decorative Wood Shutters  
 Wood Fascia  
 Tile Accents

Perspective



Front Elevation

25'-10"  
 21'-7"  
 10'-1"  
 0'-0"

Stucco Popout  
 Detail Typical  
 on All Sides



Rear Elevation



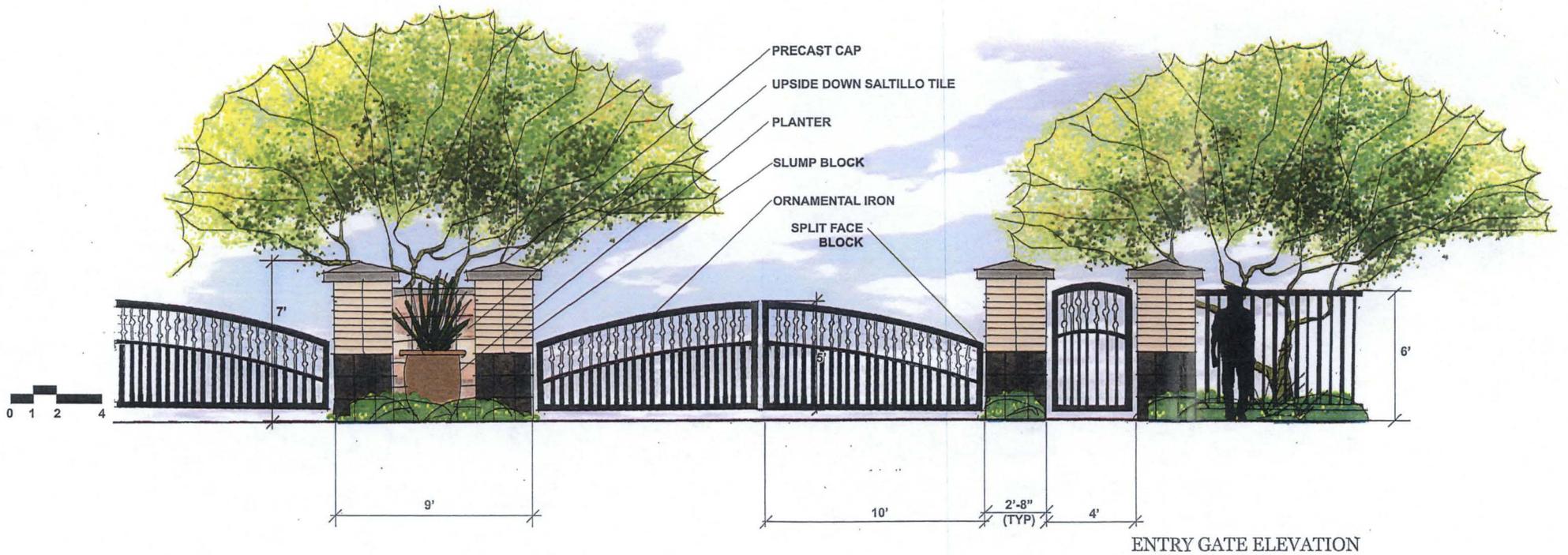
Left Elevation

Stucco Popout  
 Detail Typical  
 on All Sides

Block Fence



Right Elevation



LA ESQUINA

Maracay Homes

Choice for the way you want to live

09/10/2013

CHANDLER, ARIZONA 

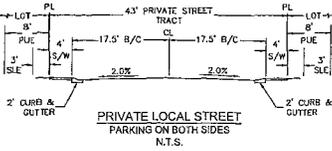
ENTRY GATE CONCEPT ELEVATION

# PRELIMINARY PLAT

FOR

# LA ESQUINA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



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

### LEGAL DESCRIPTION

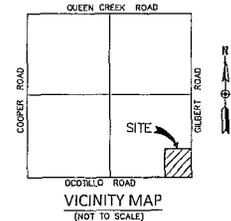
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A FOUND CITY OF CHANDLER BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 13, FROM WHICH A FOUND CITY OF CHANDLER BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 13, BEARS NORTH 00 DEGREES 05 MINUTES 54 SECONDS EAST, A DISTANCE OF 2,850.80 FEET;  
 THENCE NORTH 89 DEGREES 29 MINUTES 32 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 345.05 FEET TO A POINT ON THE EASTERLY LINE OF ARTESIAN RANCH, RECORDED IN BOOK 876 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA;  
 THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 835.04 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID ARTESIAN RANCH;  
 THENCE NORTH 89 DEGREES 29 MINUTES 32 SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 945.05 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 13;  
 THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 835.04 FEET TO THE POINT OF BEGINNING.  
 SUBJECT PARCEL COMPRISING 789,112 SQUARE FEET OR 18.116 ACRES MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

### CITY NOTES

THIS SUBDIVISION IS WITHIN CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATING.  
 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.

### 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



### CIVIL ENGINEER

RICK ENGINEERING COMPANY  
 6150 W. 18TH STREET  
 PHOENIX, AZ 85016  
 TEL (602) 957-3350  
 FAX (602) 285-3395  
 CONTACT: CHRIS C. PATTON  
 EMAIL: CRATTON@RICKENGINEERING.COM

### OWNER/DEVELOPER

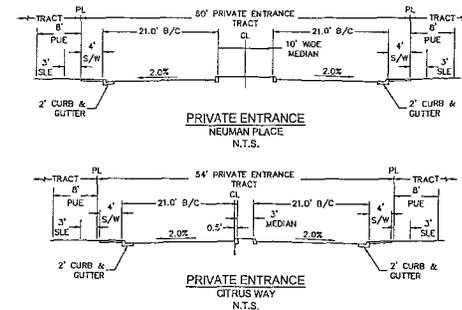
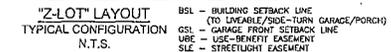
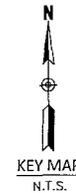
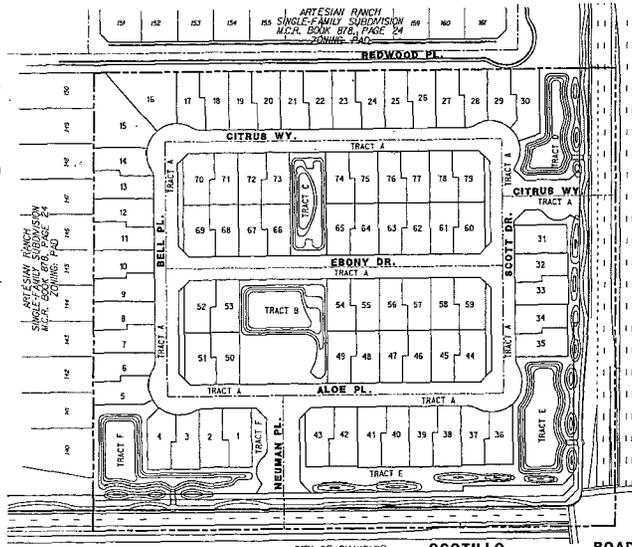
MARACAY HOMES  
 15279 N. SCOTTSDALE ROAD, #300  
 SCOTTSDALE, AZ 85254  
 TEL (480) 348-5210  
 CONTACT: JASON WEBER  
 EMAIL: JWWEBER@MARACAYHOMES.COM

### SITE DATA

COUNTY PARCEL: 303-43-006F  
 303-43-006G  
 EXISTING ZONING: AG-1 (CITY OF CHANDLER)  
 PROPOSED ZONING: PAD (SINGLE-FAMILY)  
 GROSS ACREAGE: 18.116 AC. (789,112 SF)  
 NET ACREAGE: 15.456 AC. (672,404 SF)  
 NUMBER OF LOTS: 79  
 OPEN SPACE: 3,265 AC (21.3% NET)  
 DENSITY (NET): 5.12 DU/AC  
 FEMA FLOOD DESIGNATION: ZONE "X"

### LOT LAYOUT INFORMATION

FLOOR PLAN	WHSIT CASE FOOTPRINT	LOT AREA	LOT COVERAGE (%)
4211	2,128	4480	47.5
4221	2,086	4450	46.9
4231	2,232	4480	49.8
4042	1,825	4450	41.0
4252	2,239	4480	50.0
4262	2,011	4450	45.2



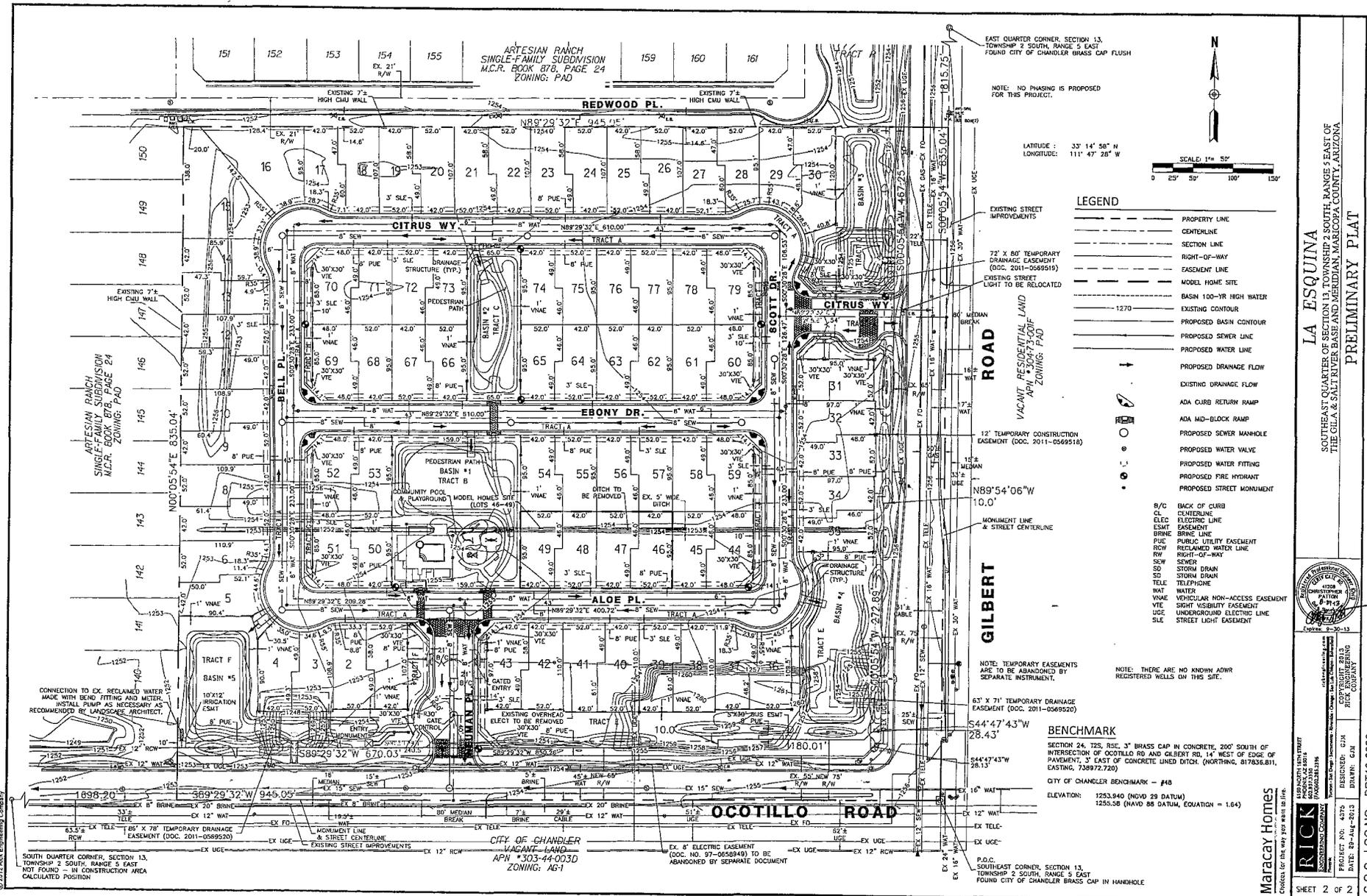
LOT AREA TABLE									
LOT #	LOT AREA (SF)								
LOT 1	5074	LOT 18	4984	LOT 35	4450	LOT 52	5000	LOT 69	5000
LOT 2	4981	LOT 19	4984	LOT 36	4621	LOT 53	4450	LOT 70	5000
LOT 3	4757	LOT 20	5074	LOT 37	4868	LOT 54	4450	LOT 71	4450
LOT 4	4838	LOT 21	4984	LOT 38	5230	LOT 55	4480	LOT 72	4480
LOT 5	4739	LOT 22	5074	LOT 39	5110	LOT 56	4450	LOT 73	4450
LOT 6	5064	LOT 23	4984	LOT 40	5230	LOT 57	4480	LOT 74	4450
LOT 7	5137	LOT 24	5074	LOT 41	5110	LOT 58	4450	LOT 75	4480
LOT 8	5238	LOT 25	4984	LOT 42	4984	LOT 59	5000	LOT 76	4450
LOT 9	5096	LOT 26	5074	LOT 43	5024	LOT 60	5000	LOT 77	4480
LOT 10	5188	LOT 27	5094	LOT 44	5000	LOT 61	4450	LOT 78	4450
LOT 11	5158	LOT 28	4709	LOT 45	4450	LOT 62	4480	LOT 79	5000
LOT 12	5031	LOT 29	4718	LOT 46	4480	LOT 63	4450		
LOT 13	27848	LOT 30	5958	LOT 47	4450	LOT 64	4480		
LOT 14	4661	LOT 31	4940	LOT 48	4480	LOT 65	4450		
LOT 15	10312	LOT 32	4564	LOT 49	4450	LOT 66	4450		
LOT 16	8562	LOT 33	4554	LOT 50	4450	LOT 67	4480		
LOT 17	4804	LOT 34	4480	LOT 51	5000	LOT 68	4450		

TRACT AREA AND USAGE TABLE		
TRACT NAME	TRACT AREA (SF)	LAND USE DESCRIPTION
TRACT A	141,949	PRIVATE STREETS, PUBLIC WATER & SEWER EASEMENT, AND PEDESTRIAN ACCESS
TRACT B	30210	POOL AREA, AMENITIES, RETENTION, AND LANDSCAPING
TRACT C	12350	RETENTION AND LANDSCAPING
TRACT D	17816	RETENTION AND LANDSCAPING
TRACT E	48457	RETENTION AND LANDSCAPING
TRACT F	27848	RETENTION AND LANDSCAPING
TRACT G	1600	LANDSCAPING
TRACT H	1600	LANDSCAPING
TRACT I	1600	LANDSCAPING
TRACT J	1600	LANDSCAPING
TOTAL	285,030	



Maracay Homes  
 15279 N. SCOTTSDALE ROAD, #300  
 SCOTTSDALE, AZ 85254  
 TEL (480) 348-5210  
 CONTACT: JASON WEBER  
 EMAIL: JWWEBER@MARACAYHOMES.COM

PROJECT NO: 4375  
 DATE: 20-04-2013  
 DESIGNED: CJM  
 DRAWN: CJM



LA ESQUINA  
SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER BASIN AND MEXICAN, MARICOPA COUNTY, ARIZONA  
PRELIMINARY PLAT



Maracay Homes  
Project No. 4375  
Date: 8P-Aug-2013  
SHEET 2 OF 2

DESIGNED BY: RICK ANDERSON  
DRAWN BY: GUN  
CHECKED BY: GUN  
DATE: 8P-Aug-2013

C.O.C. LOG NO. PPT13-0020



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

**MEMORANDUM**

**Economic Development – Airport Memo No. AP14-003**

**DATE:** JULY 12, 2013

**TO:** JEFF KURTZ, ZONING ADMINISTRATOR

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

**SUBJECT:** AIRPORT CONFLICTS EVALUATION – <sup>La Esquina</sup>~~CALIMAR~~ (DVR13-0016)

The Airport Commission discussed the request for an Area Plan amendment and rezoning for “Calimar”, the proposed single-family residential development to be located at the northwest corner of Ocotillo and Gilbert Roads at their regular meeting on July 10, 2013.

Finding: The Commission determined Calimar does not constitute a conflict with existing or planned airport uses.

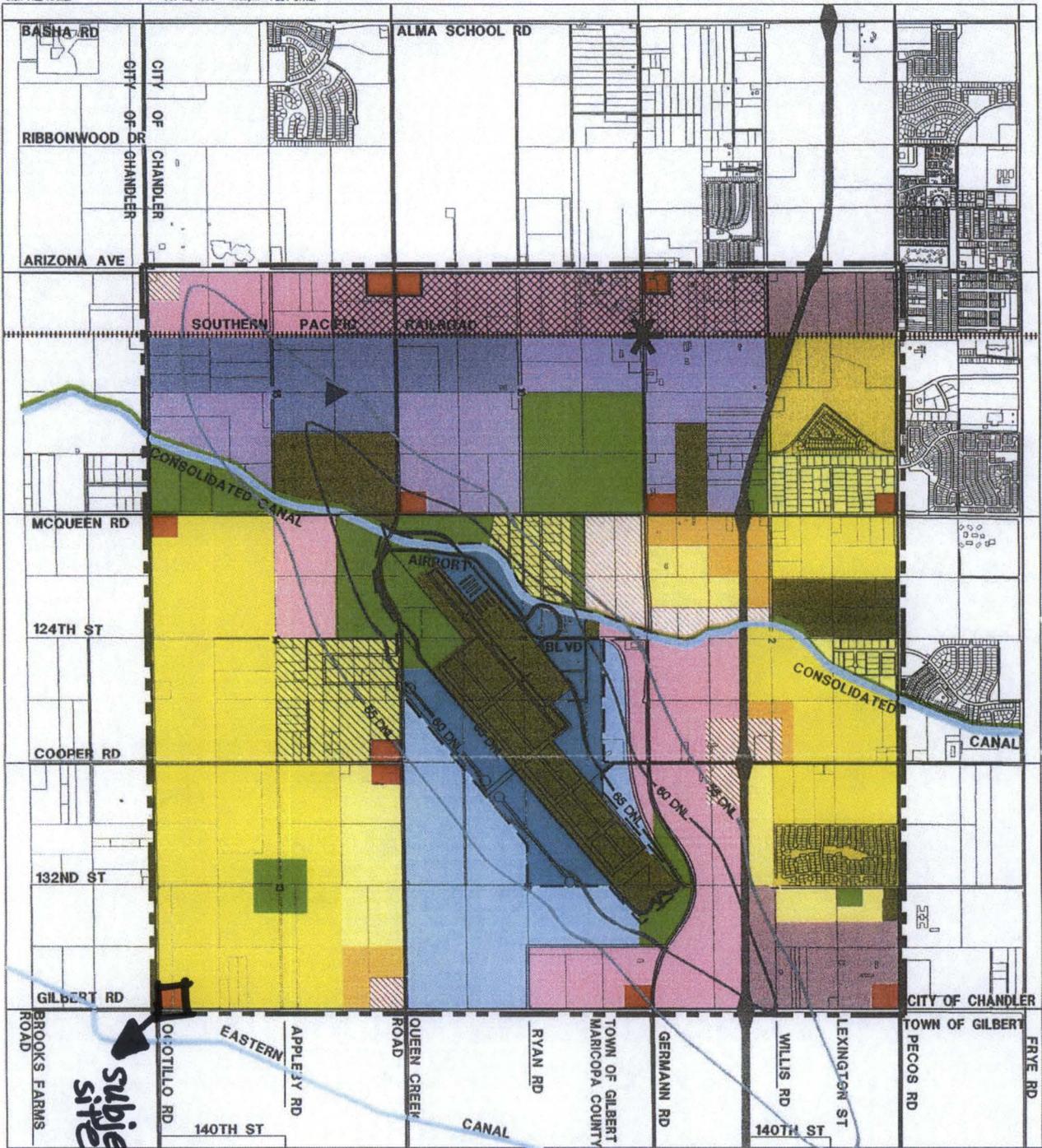
Conflict(s) Cited: None.

Conflict Resolution(s): None.

Commission Members in Attendance: Kelly McMullen, Schulyer “Sky” McCorkle, Chelle Daly, Gary DeHoff and David Sperling. This attendance represented a quorum.

In compliance with the Airport Conflicts Evaluation Process, the Commission voted 4-1 to forward a report to the Planning Administrator and City Council indicating the findings noted above.

cc: Jodie Novak, City Planner



subject site

**CHANDLER AIRPARK Area Plan**

**FINAL LAND USE PLAN**

- BR (0-15 DU PER ACRE) 300 ACRES
- LDR (16-35 DU PER ACRE) 1000 ACRES
- LDRS (36-9 DU PER ACRE) 250 ACRES
- MDR (14-2 DU PER ACRE) 200 ACRES
- MDR (12-8 DU PER ACRE) 80 ACRES
- MDR (10-8 DU PER ACRE) 80 ACRES
- NEIGHBORHOOD COMMERCIAL 75 ACRES
- COMMUNITY COMMERCIAL 250 ACRES
- REGIONAL COMMERCIAL 50 ACRES
- SPECIAL USE COMMERCIAL 50 ACRES
- COMMERCIAL/OFFICE/BUSINESS PARK 98 ACRES
- COMMERCIAL/OFFICE/BUSINESS PARK 50 ACRES
- LIGHT INDUSTRIAL 280 ACRES
- INDUSTRIAL 440 ACRES
- COMMERCIAL/OFFICE/BUSINESS PARK (FUTURE ACCESS) 297 ACRES
- AEROSPACE INDUSTRY (FBO) 470 ACRES
- PUBLIC / SEMI-PUBLIC FACILITIES 800 ACRES
- PARKS AND OPEN SPACE 100 ACRES
- TRANSITIONAL OVERLAY ZONE (TO ANCHOR COMMERCIAL USE) 250 ACRES
- LIGHT RAIL CORRIDOR OVERLAY PLANNING AREA POTENTIAL W/RED USE) 250 ACRES
- FUTURE TRANSIT CENTER
- POTENTIAL FUTURE TRANSIT RAIL YARD
- LOOP 202 BAYTAN FREEWAY TENTATIVE ALIGNMENT
- NOISE CONTOUR 55
- NOISE CONTOUR 60
- NOISE CONTOUR 65 OR GREATER
- AIRPORT BOUNDARY
- STUDY AREA BOUNDARY AND AIRPORT OVERLAY DISTRICT

NOTE: DNL IS THE WINDSPEED DOWNTURN NOISE LEVEL MEASURED IN DECEMBER & MARCH EXCEEDED 8 FOOT 2000 LEVEL.

SCALE: 1" = 2000' FT.

GRAPHIC SCALE

BRW

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

RESOLUTION NO. 4722

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "AIRPARK AREA PLAN" FROM (NEIGHBORHOOD COMMERCIAL) TO (LOW-MEDIUM DENSITY RESIDENTIAL) ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF GILBERT ROAD AND OCOTILLO ROAD.

WHEREAS, an interest has been expressed in seeking approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located at the northwest corner of Gilbert Road and Ocotillo Road; and

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

WHEREAS, an existing area plan, the "Airpark Area Plan", has been adopted for the area bounded by Pecos Road, Arizona Avenue, Gilbert Road, and Ocotillo Road;

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

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

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

SECTION I. That the attached map exhibit, an Amendment to the Airpark Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on October 2, 2013, is hereby adopted as the guideline for future rezoning and development for the area described within it.

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

ATTEST:

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

\_\_\_\_\_  
MAYOR

CERTIFICATION

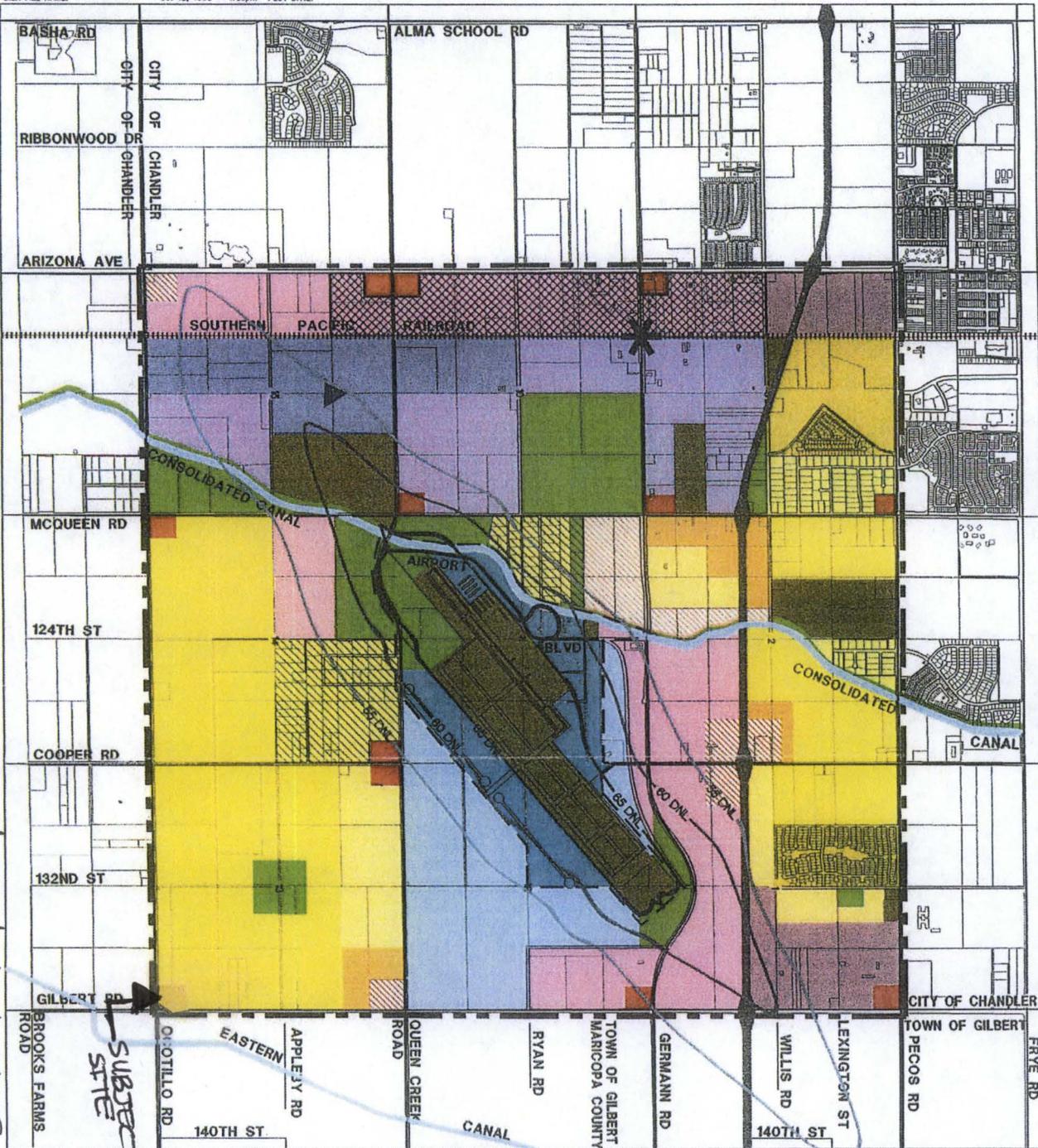
I HEREBY CERTIFY that the above and foregoing Resolution No. 4722 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, and that a quorum was present thereat.

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

APPROVED AS TO FORM:

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

Proposed Airport Area Plan amendment to LMDR  
 Resol. # 4722



**CHANDLER AIRPARK Area Plan**

**FINAL LAND USE PLAN**

- RR (0-18 DLU PER ACRE) 300 ACRES
- LDI (16-35 DLU PER ACRE) 820 ACRES
- LAND (3-6-9 DLU PER ACRE) 240 ACRES
- MDR (1-4-8 DLU PER ACRE) 200 ACRES
- HDR (12-18 DLU PER ACRE) 80 ACRES
- NEIGHBORHOOD COMMERCIAL 10 ACRES
- COMMUNITY COMMERCIAL 75 ACRES
- REGIONAL COMMERCIAL 220 ACRES
- SPECIAL USE COMMERCIAL 10 ACRES
- COMMERCIAL/OFFICE/BUSINESS PARK 348 ACRES
- INDUSTRIAL 160 ACRES
- INDUSTRIAL (OFFICE/BUSINESS PARK) 440 ACRES
- AEROSPACE INDUSTRY (FAO) 297 ACRES
- PHOTO / SEMI-PHOTO FACILITIES 470 ACRES
- PARKS AND OPEN SPACE 500 ACRES
- TRANSITIONAL OVERLAY ZONE (TO ANY COMMERCIAL USE) 220 ACRES
- LIGHT RAIL CORRIDOR OVERLAY PLANNING AREA (POTENTIAL) 230 ACRES
- POTENTIAL FUTURE TRANSIT RAIL YARD TENTATIVE ALIGNMENT
- POTENTIAL FUTURE TRANSIT RAIL YARD
- LOOP 202 BANTAN FREEWAY TENTATIVE ALIGNMENT
- NOSE CONTOUR 85
- NOSE CONTOUR 90
- NOSE CONTOUR 95 OR GREATER
- NOSE CONTOUR 85 OR GREATER
- AIRPORT BOUNDARY
- STUDY AREA BOUNDARY AND AIRPORT OVERLAY DISTRICT

**BRW**

GRAPHIC SCALE  
 0 2000 4000 2000  
 1 inch = 2000 ft

NOTES:  
 DNL IS THE AVERAGE DAY/NIGHT NOISE LEVEL MEASURED IN DECIBELS. NOISE SOURCE IS FROM SOURCE 8HW 2008

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

**ORDINANCE NO. 4499**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 TO PAD FOR LOW-MEDIUM DENSITY RESIDENTIAL (DVR13-0016 LA ESQUINA) 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 (LOW-MEDIUM DENSITY RESIDENTIAL), subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "LA ESQUINA", kept on file in the City of Chandler Planning Division, in File No. DVR13-0016, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
8. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
9. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement
10. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
11. The following stipulations shall be the responsibilities of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:

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

- g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

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

12. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a heliport at the Chandler Municipal Airport that may cause adverse noise, odors, and other externalities. The “Public Subdivision Report”, “Purchase Contracts”, CC&R’s, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a heliport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
13. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The “Public Subdivision Report”, “Purchase Contracts”, CC&R’s, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

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. 4499 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

GMB

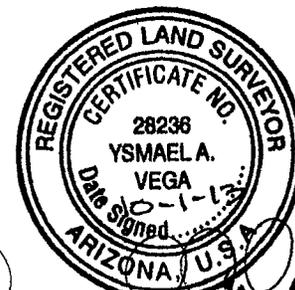
PUBLISHED:

October 1, 2013  
Rick No. 4375  
MEC

### LEGAL DESCRIPTION

A portion of the Southeast quarter of Section 13, Township 2 South, Range 5 East, Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

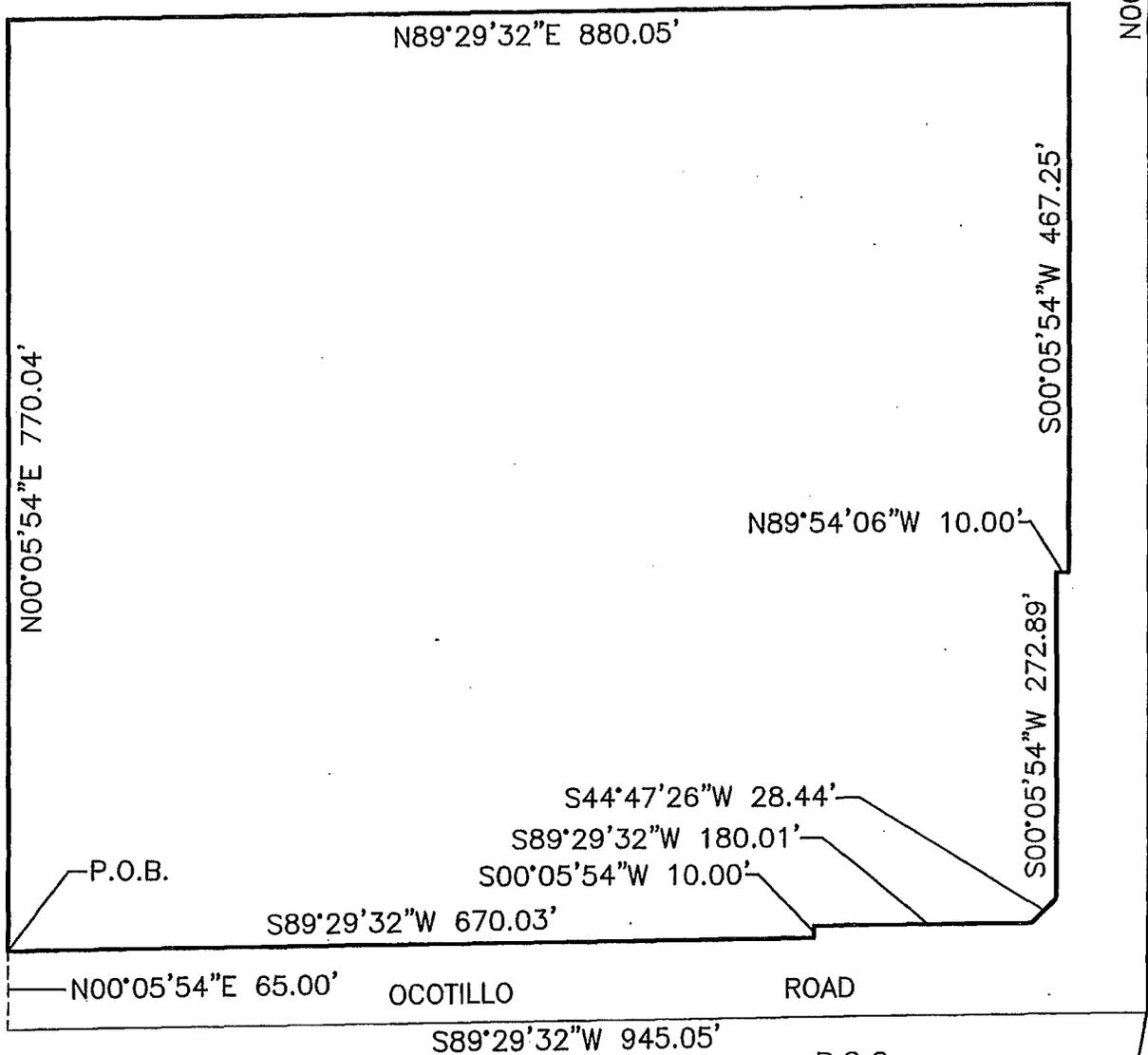
COMMENCING at a found City of Chandler brass cap in hand hole marking the Southeast corner of said Section 13, from which a found City of Chandler brass cap flush marking the East quarter corner of said Section 13, bears North 00 degrees 05 minutes 54 seconds East, a distance of 2,650.80 feet;  
THENCE South 89 degrees 29 minutes 32 seconds West, along the South line of the Southeast quarter of said Section 13, a distance of 945.05 feet to a point on the easterly line of Artesian Ranch, recorded in Book 878 of Maps, Page 14, records of Maricopa County, Arizona;  
THENCE North 00 degrees 05 minutes 54 seconds East, along said easterly line, 65.00 feet to the POINT OF BEGINNING;  
THENCE continuing North 00 degrees 05 minutes 54 seconds East, along said easterly line, 770.04 feet to a point on the southerly line of said Artesian Ranch;  
THENCE North 89 degrees 29 minutes 32 seconds East, along said southerly line, 880.05 feet to a point on a line which is parallel with and 65.00 feet West of the East line of the aforementioned Southeast quarter of Section 13;  
THENCE South 00 degrees 05 minutes 54 seconds West, parallel with and 65.00 feet West of said East line, 467.25 feet;  
THENCE North 89 degrees 54 minutes 06 seconds West, 10.00 feet;  
THENCE South 00 degrees 05 minutes 54 seconds West, parallel with and 75.00 feet West of said East line, 272.89 feet;  
THENCE South 44 degrees 47 minutes 26 seconds West, 28.44 feet;  
THENCE South 89 degrees 29 minutes 32 seconds West, parallel with and 75.00 feet North of the aforementioned South line of the Southeast quarter, 180.01 feet;  
THENCE South 00 degrees 05 minutes 54 seconds West, 10.00 feet;  
THENCE South 89 degrees 29 minutes 32 seconds West, parallel with and 65.00 feet North of said South line, 670.03 feet to the POINT OF BEGINNING, as shown on Exhibit "A" attached herewith as page 2 of 2. Subject parcel comprising 15.436 acres, more or less, and subject to all easements of record.





SCALE 1" = 150'

E.1/4 COR., SEC. 13,  
T-2-S, R-5-E, FD.  
C.O.C. B.C.F.



# EXHIBIT "A"

P.O.C.  
S.E. COR., SEC. 13,  
T-2-S, R-5-E, FD.  
C.O.C. B.C.F.