



MEMORANDUM Transportation & Development - CC Memo No. 13-126

DATE: NOVEMBER 7, 2013

TO: MAYOR AND COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: DVR13-0009/PPT13-0010 SANTA MARIA VILLAGE
Move to Introduce and Tentatively Adopt Ordinance No. 4510

Request: Rezoning from Planned Area Development (PAD) for medium-density residential and commercial to PAD for single-family residential, with Preliminary Development Plan (PDP) approval and Preliminary Plat (PPT) approval for a 79-lot single-family residential subdivision and housing product on approximately 20 acres

Location: North and east of the northeast corner of Chandler Boulevard and McQueen Road

Applicant: Mario Mangiamele, Iplan Consulting

RECOMMENDATION

The request is for Rezoning from PAD for medium-density residential and commercial to PAD for single-family development, with PDP and PPT approval for a 79-lot single-family residential subdivision and housing product. Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval with conditions.

BACKGROUND

The subject site is located at the northeast corner of Chandler Boulevard and McQueen Road, encompassing roughly 20 gross acres. The subject site is part of the Traditions master-planned community, which provides single-family residential north and east of the subject site. The site

was conceptually designated as commercial in the 1987 master plan, which allowed for the Circle K fuel station to develop at the immediate northeast corner of the intersection. A medium-density residential and commercial development was approved in 2008 for the site; however never developed. The request is to rezone the site to allow for single-family residential. South, across Chandler Boulevard is an apartment complex and vacant land zoned PAD for commercial. West, across McQueen Road, is a City of Chandler housing development. The General Plan designates the site as supporting residential, allowing for a range of 0-18 dwelling units per acre. With the zoning of the Traditions master-planned community single-family density ranged from 4-8 dwelling units per acre; 4.5 dwelling units per acre is proposed. The subject site is not part of a specific area plan, and as such 4.5 dwelling units per acre is considerable.

SUBDIVISION LAYOUT

As part of the review for single-family residential development, subdivisions requesting a designation of PAD have to meet a number of design elements as outlined in the Council adopted Residential Development Standards (RDS). Depending on the size of the residential lots, a certain number of points need to be obtained. As has been the case with recent subdivision reviews dealing with infill type development, all of the lots are 7,000 square feet or less, requiring that all the development standards for subdivision diversity need to be met (eight required), along with meeting all of the 21 optional subdivision diversity elements. With the approval of the RDS a provision was made allowing for consideration to deviate from the standards when dealing with infill locations. The site is considered an infill location.

Although the site is deemed an infill location, Planning Staff and the development team worked on the design and layout of the subdivision in an effort to meet the intent on the RDS. One of the elements included in the RDS that is achieved, is the open space component that extends through a portion of the subdivision. Starting at the northeast corner of the subdivision an existing retention basin is provided that will be improved, extending southwest through the subdivision the open space area continues where it terminates along Chandler Boulevard and adjacent to the existing fuel station. Additional standards would be vehicular access to rear yards, irregular shaped retention basins, and providing landscape parkways adjacent to arterial streets.

Two entrances are provided for the subdivision; one along McQueen Road, and one along Superstition Boulevard. Typical lot size is 50-feet by 100-feet for a lot size of 5,000 square feet. Standard building setbacks are provided with a 5' and 10' side setback, 20' setback to the garage face (15' to livable front) and a 10' rear setback. Due to the infill nature of the development, greater lot coverage than usual (50% for two-story and 60% for one-story) is provided.

HOUSING PRODUCT

Similarly with subdivision layout, architectural design needs to meet the requirements of the RDS, and although the site is generally considered an infill parcel, Planning Staff has worked with the development team to ensure the development provides the necessary RDS for architectural diversity. Six floor plans are provided with three single-story and three two-story homes, providing up to 18 different housing options. Home sizes range from 1,500 square feet up to 2,700 square feet. Spanish Colonial, Ranch Territorial, and Craftsman are the architectural

homes, providing up to 18 different housing options. Home sizes range from 1,500 square feet up to 2,700 square feet. Spanish Colonial, Ranch Territorial, and Craftsman are the architectural styles, each providing elements highlighting the prescribed style. Architectural elements that highlight the prescribed style, includes window muntins, shutter details, stone, composite shake siding, coach lighting, garage doors consistent with the architectural style, and decorative elements such as clay piping or metal work. Various options are provided ranging from patio extensions to garage extensions, as well as typical internal options.

DISCUSSION

Planning Commission and Planning Staff support the request citing consistency with the General Plan, and offering new residential development in a more mature area of Chandler, which provides a variety of options. Additionally, Planning Commission and Planning Staff support the Rezoning request citing that residential is compatible with the surrounding area and that the proposed density is appropriate for the area. It should be noted that the perimeter wall adjacent to the existing Circle K is proposed at eight-feet, the remainder of the subdivision is at six-feet. The additional height is requested to assist in reducing the amount of noise generated by the car wash located at the fuel station; Planning Commission and Planning Staff support the request for the additional wall height.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Monday, March 18, 2013; four neighbors attended the meeting with general support of the request. Concerns expressed primarily revolved around two-story homes adjacent to the existing neighborhood to the north where single-story homes are provided adjacent to the subject site. Based on the concerns, the development team agreed that two-story homes would be prohibited adjacent to the sites northern boundary.

At the time of this writing, Planning Staff has received a couple of phone calls from a neighbor to the north wanting to ensure that the two-story restriction was provided; the caller was supportive of the request. Planning Staff has not received any correspondence in opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 6 Opposed: 0 Absent: 1 (Donaldson)

A handful of neighbors attended the Planning Commission hearing. Following the Study Session two residents raised questions of Planning Staff. The questions were in relation to single-story homes adjacent to the existing subdivision, and wanting to ensure that was the case; the existing wall along the north and wanting to know how it was going to be addressed, and separation between the existing homes and proposed homes. Staff has worked with the adjacent neighbors to answer all questions.

Additionally, it was brought to Planning Staff's attention that the floor plan of Plan 1520 in the development booklet was incorrect and referenced a larger floor plan. Planning Staff has added the correct floor plan of 1520 as an attachment.

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR13-0009 SANTA MARIA VILLAGE, Rezoning from PAD for medium residential and commercial development to PAD for single-family development, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "SANTA MARIA VILLAGE", kept on file in the City of Chandler Planning Division, in File No. DVR13-0009, except as modified by condition herein.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
8. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

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

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR13-0009 SANTA MARIA VILLAGE, Preliminary Development Plan approval for subdivision layout and housing product, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "SANTA MARIA VILLAGE", kept on file in the City of Chandler Planning Division, in File No. DVR13-0009, except as modified by condition herein.
2. No more than two identical side-by-side roof slopes should be constructed along arterial or collector streets or public open space.
3. The same floor plan and elevation shall not be built side-by-side or directly across the street from one another.
4. For lots adjacent to an arterial street, two-story homes are limited to every third lot, with no more than two, two-story homes built side-by-side.
5. Two-story homes shall be prohibited on lots 1-18, 75-79, and all corner lots, with the exception of lot 58, which may be built with a two-story home.
6. Landscaping shall be in compliance with current Commercial Design Standards.
7. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

Preliminary Plat

Planning Commission and Planning Staff recommend approval of Preliminary Plat PPT13-0010 SANTA MARIA VILLAGE, 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. 4510 approving DVR13-0009 SANTA MARIA VILLAGE, Rezoning from PAD medium-density residential and commercial development to PAD for single-family development, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

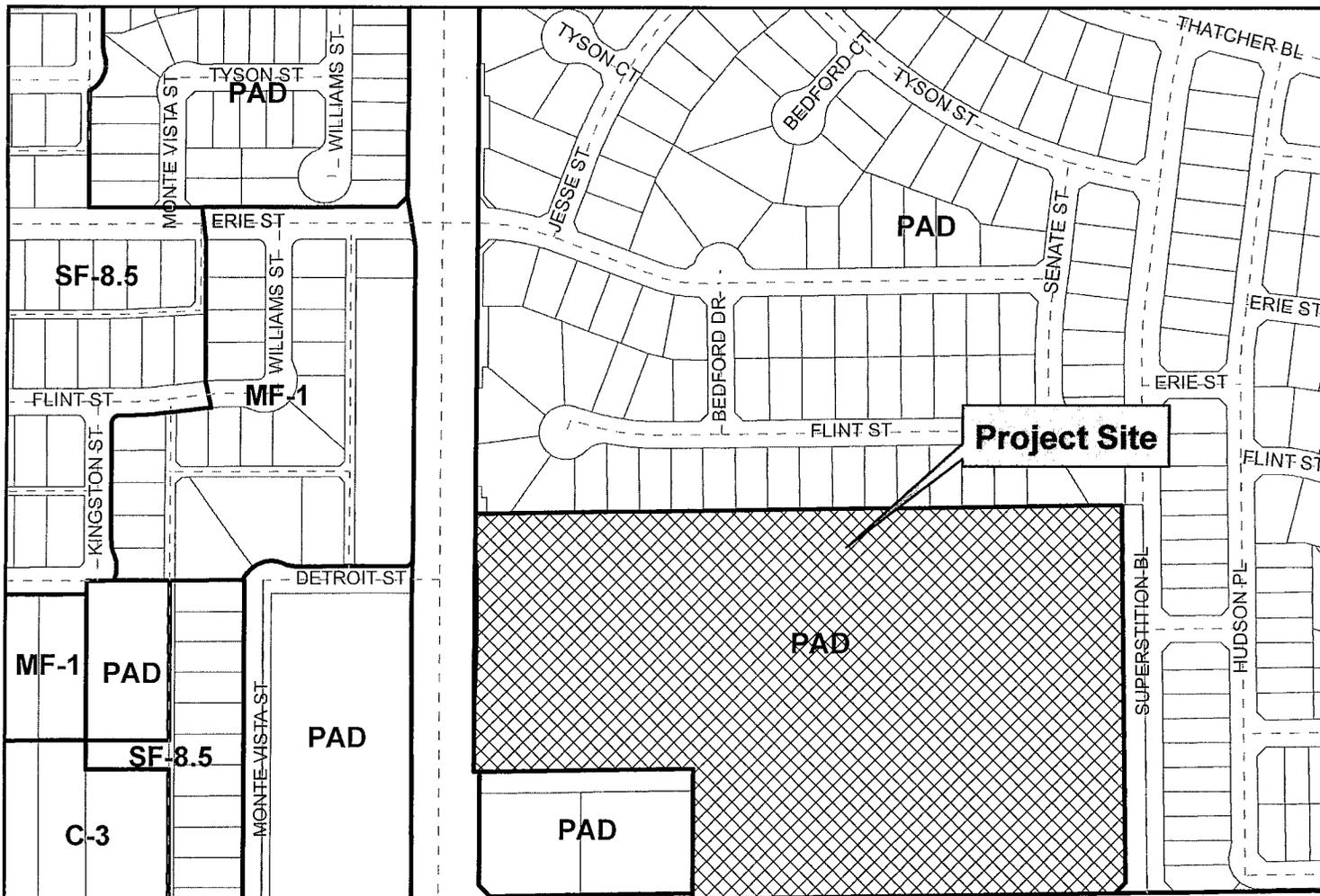
Move to approve DVR13-0009 SANTA MARIA VILLAGE, PDP approval for subdivision layout and housing product, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Plat

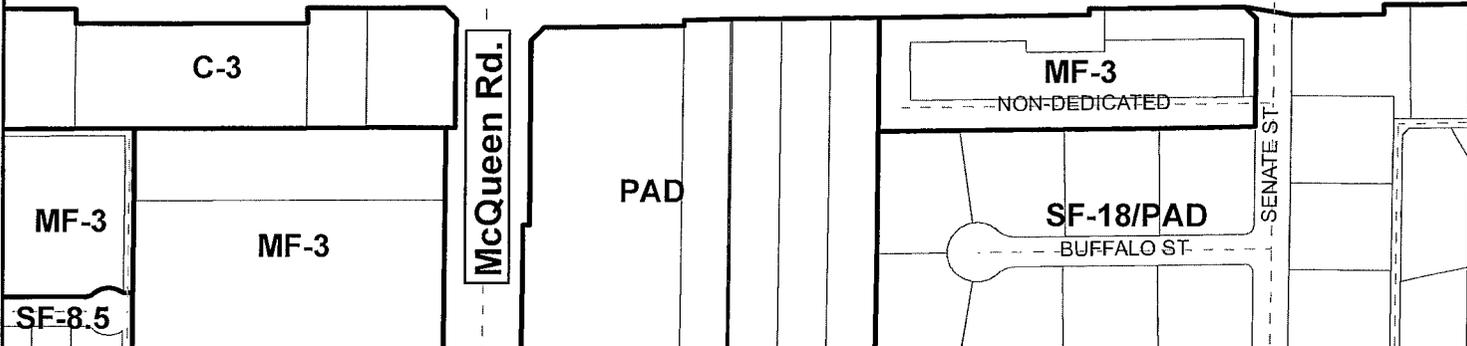
Move to approve PPT13-0010 SANTA MARIA VILLAGE, Preliminary Plat for a single-family residential subdivision, subject to the condition recommended by Planning Commission and Planning Staff.

Attachments

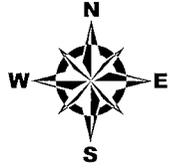
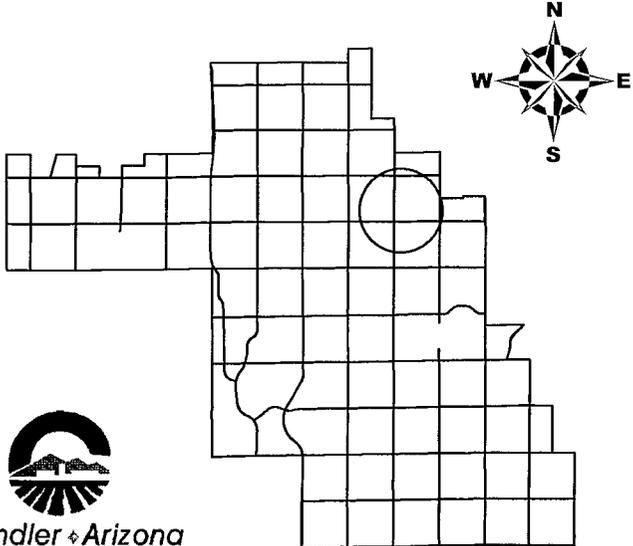
1. Vicinity Maps
2. Site Plan
3. Representative Elevations
4. Floor Plan 1520
5. Narrative
6. Ordinance No. 4510
7. Preliminary Plat
8. Development Booklet



Chandler Blvd.



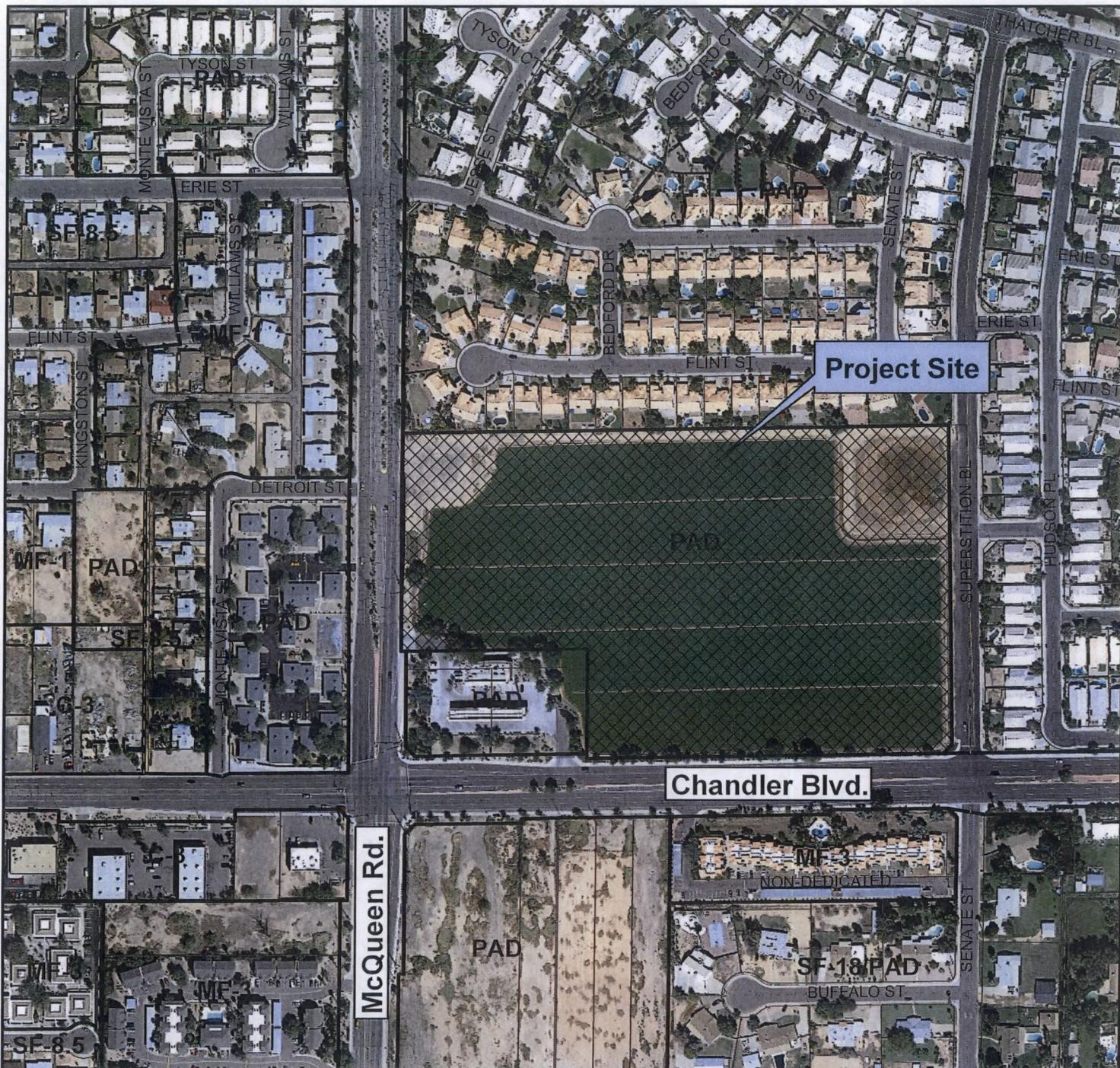
Vicinity Map



DVR13-0009

Santa Maria Village





Vicinity Map



 DVR13-0009

Santa Maria Village

SANTA MARIA VILLAGE | CONCEPTUAL SITE PLAN



SANTA MARIA VILLAGE
CONCEPTUAL SITE PLAN EXHIBIT CHANDLER, ARIZONA



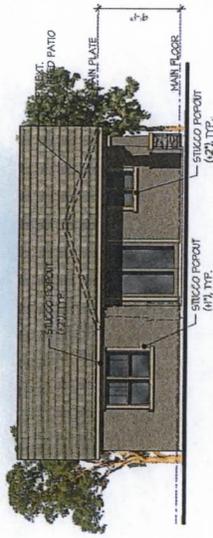
MARCH 03, 2013



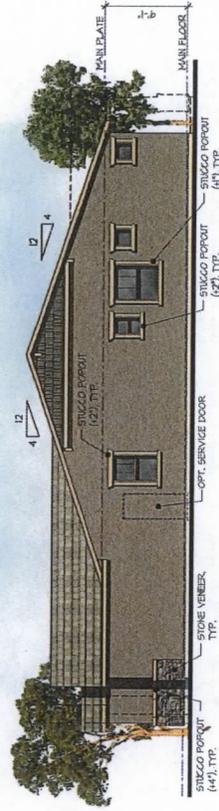
SITE DATA:

LOTS (TOTAL)	79
SITE AREA (GROSS)	41.26 ACRES
DENSITY (GROSS) - PROJECT	3.86 DU/AC
OPEN SPACE	41.26 ACRES (100% NET)
GENERAL PLAN (EXISTING)	RESIDENTIAL (RD CHANGE)
EXISTING ZONING	PLANNED AREA (DEVELOPMENT/PD)
MIN. LOT AREA	5,000 S.F. (11 AC)

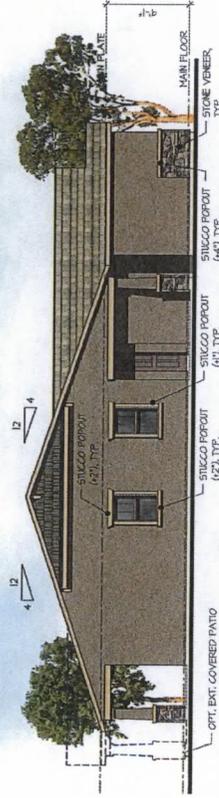
SANTA MARIA VILLAGE | PLAN 1520 | 'CRAFTSMAN' BUILDING ELEVATIONS | 1,527 SQ. FT.



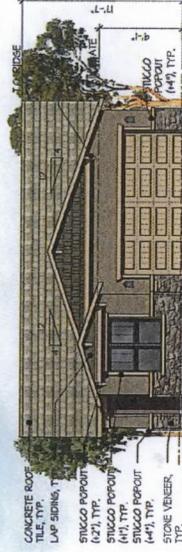
Rear Elevation
scale: 3/16" = 1'-0"



Right Side Elevation
scale: 3/16" = 1'-0"



Left Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"



Plan 135.1520
Elevation D : Craftsman
Color Scheme 19



Santa Maria
Chandler, AZ

© 2013 BSB DESIGN, INC.

3. PROJECT NARRATIVE

The purpose of this Development Booklet is to modify regulatory provisions and design criteria for the approximate 17.5-acre Santa Maria Village, that were previously approved as part of zoning case DVR07-0034 (Ordinance No. 4030), to allow development of a 79-lot single family residential neighborhood in conformance with the goals and policies of the Chandler General Plan.

3.1 INTRODUCTION:

The approximate 17.5-acre (net) property was approved by the City approximately 5+ years ago for a medium-high density development on approximately 9.7-acres of the approximate 17.5-acre (net) site, with the remaining approximate 7.8-acres approved as a combination of commercial uses that fronted along McQueen Road and Chandler Boulevard. The commercial portion of the mixed use development would have provided for five pad sites with uses anticipated to consist of an in-line retail building, a Fresh & Easy grocery, a Firestone Tire Center, a car wash, and a commercial spec building. The residential component of the development included 38 tri-plex buildings for a total of 114-dwelling units with an overall density of approximately 11.7 dwelling units per acre; however, the property remains undeveloped.

The entire vacant property has recently entered into escrow with the primary goals of enhancing land use compatibility with the surrounding single family neighborhoods, and adding value to the area. To fulfill this vision and ensure that high quality site, landscape and building design is implemented on the property, the PAD zoning amendment is requested to remove the higher density residential and commercial uses. Supplementing this PAD amendment, the adopted Development Booklet for Santa Maria Village is requested to be replaced with the following Preliminary Development Plan (PDP), which sets forth standards and design criteria for site and landscape design, along with residential housing product design.

3.2 GENERAL PLAN CONFORMANCE:

The Chandler General Plan Future Land Use Plan classifies this property as Residential, which land use category supports a range of residential densities from Rural Residential (0 – 2.5 DU/AC) to Urban Residential (18+ DU/AC) based on criteria specified in the General Plan.

Although adjacent properties include a mix of land uses types and densities, the properties immediately contiguous to the project area consists of residential densities of roughly 3.75 DU/AC to 4.0 DU/AC. Maintaining compatibility with contiguous land uses and densities, and promoting the vision of the General Plan, a gross residential density of approximately 3.95 DU/AC is proposed.

The Chandler General Plan serves as a policy guide for orderly growth, land use, transportation, infrastructure, and open space in the City, while also serving as a basis for the expenditure of municipal funds. Implementation of the General Plan is based on fostering of the overall vision, specific goals, objectives and policies adopted by the community. Zoning of real property is the legal tool frequently used to implement the General Plan vision. While conventional zoning of property is generally reasonable, this type of land use regulation can conversely provide limitations on the ability of a project to creatively promote the goals, objectives and policies of the community.

To successfully implement the General Plan as well as sustainably facilitate the renewed vision for the property, an amendment to the existing PAD zoning is requested to allow reasonable solutions to develop the property while promoting compatible land use relationships.

3.3 ZONING:

The property is zoned City of Chandler Planned Area Development (PAD); which designation focused on site development to accommodate a horizontal mix of commercial and higher density residential uses; however, these uses along with their corresponding development standards, are not conducive for implementing a compatible single family use of the entire 20 gross acre property.

The proposed PAD amendment to allow for single family residential uses, along with the corresponding replacement of the adopted PDP booklet with a new PDP, will enhance land use compatibility with the surrounding area. Additionally, Chandler's Residential Development Standards for neighborhood design, landscape details, and architectural building elevations set forth the necessary tools to ensure the high level of architectural quality and diversity desired, which are illustrated in this PDP Development Booklet.

Proposed uses, development standards, and appropriate design guidelines are outlined in the below sections to provide for enhanced compatibility and maintain harmonious community form.

4. PRELIMINARY DEVELOPMENT PLAN

An integral part of the corresponding PAD amendment zoning application is the Preliminary Development Plan (PDP) request that demonstrates how the requested zoning will be implemented and if the proposed site development standards are warranted. The PDP for Santa Maria Village illustrates a concerted effort by the development team to provide appropriate land use transitioning, and superior site and housing design qualities, while enhancing compatibility with adjacent land use characteristics and maintaining harmonious community form.

4.1 SITE PLAN:

The property is proposed to be subdivided for 79 single family residential lots on approximately 17.5-acres (net), with a minimum lot size of approximately 4,800 square feet (sq. ft.). The site plan has been designed to accommodate the existing City retention basin located in the northeast corner of the property, which will also serve for active and passive recreational opportunities. Additional neighborhood open space has been thoughtfully situated to promote pedestrian interconnectivity between the three park areas.

Additional open space and landscape treatment, along with a local level street have been systematically designed to promote appropriate buffering between the proposed residential use and the nonresidential use (Circle K) located at the intersection corner. Further promoting harmonious community form and compatibility, appropriately sized lots have been designed contiguous to the northern adjacent neighborhood.

The vehicular circulation system includes appropriate access locations, and improvements of the appropriate public right-of-ways.

4.2 CIRCULATION:

Santa Maria Village is designed to safely and efficiently move traffic into and out of the neighborhood through development of the subdivision access points at appropriate locations in relation to opposing curb cuts. One point of access is provided off Superstition Boulevard, while a second point of access is to be provided off McQueen Road. Full street improvements exist for Chandler Boulevard, while minimal street improvements may be required for McQueen Road and Superstition Boulevard. Internal vehicular circulation is designed to minimize cut-through traffic and will consist primarily of two looped, local level streets. All streets are public and will be constructed to City of Chandler standards.

Streets will relate to existing topography to produce desirable lots of maximum utility and streets of reasonable gradient, thus facilitating adequate drainage.

4.3 LANDSCAPE | OPEN SPACE:

The proposed neighborhood includes approximately 4-acres or 20% (net) open space, which area includes incorporation of and improvements to the approximate 1.3-acre City retention basin located on-site, along with additional active and passive open space and landscaped buffer areas. Active amenities will include a full basketball court, themed children's play equipment, fitness stations, in addition to ample open play areas and trails to serve passive needs.

Supplementing limited turf areas for open play, additional landscape materials for the project are characterized by a relatively arid palette including Sweet Acacia, Palo Blanco, Desert Museum, Desert Willow, Texas Ebony, Phoenix Mesquite, Sierra Sun, and Tranquility trees combined with complementary shrubs and ground cover.

Landscape materials are proposed within the neighborhood parks, along the contiguous arterial and collector level roadways, adjacent to the existing nonresidential use, and along the sides of lots siding onto the internal local level streets. Planting design is further supplemented through the thoughtful placement of materials to create useful shade as well as delineation of space within the open space.

Landscape design and minimum size of materials will meet or exceed provisions set forth in the Chandler Zoning Ordinance.

4.4 WALLS | FENCES:

Design of primary and secondary project theme walls include a combination of durable CMU, split face CMU, and scored CMU materials. Partial view fencing design and materials will include a combination of +/- 5-foot high solid CMU and spit face CMU, topped with +/- 1-foot of tubular steel picket post. All walls shall be constructed with a color through "Umber Brown" or "Cocoa Brown" CMU block, or similar.

Primary theme (perimeter) wall heights are to be a minimum height of 6-feet, with a maximum height of 8-feet, while secondary (interior) project theme walls are proposed at approximately 6-feet in height. All lot privacy walls, including side return walls, will be a minimum of 6-feet tall and a maximum of 7-feet tall. In the case of adjacent lots with varying grades, a wall located on the side or rear property line may be up to

a height of 8-feet from the lowest finished grade adjacent to the fence to ensure a minimum height of 6-feet is maintained on one side. All measurements are to be taken from the inside of the lot.

On lot privacy walls should be erected prior to the owner of any lot taking possession of a residence and lot.

4.5 COMMON AREA MAINTENANCE

A Home Owners’ Association or similar will be established for the ownership, maintenance, landscaping, improvements and preservation of all common and open space areas and landscaping within the rights-of-way.

4.6 LOT DEVELOPMENT STANDARDS:

The following table identifies the residential lot development standards for Santa Maria Village. Letter designations in the *Additional Regulations* column refer to regulations that follow the Santa Maria Village: Lot Development Standards | Setbacks, Building Height, Lot Coverage table.

4.601 Santa Maria Village: Lot Development Standards | Setbacks, Building Height, Lot Coverage

<i>Standards</i>	<i>PAD</i>	<i>Additional Regulations</i>
Maximum Height (ft.)	29	(A)
Minimum Building Setbacks (ft.)		
Front (garage face)	20	(B) (C)
Front (livable areas; porches)	15	(B) (C)
Sides	5 / 10	(C)
Rear	10	(C)
Minimum Building Separation (ft.):		
1-story	10	
2-story	15	(D)
Maximum Building Lot Coverage (%):		
1-story	60	
2-story	50	

A. *Building Height.*

1. No building shall exceed 29-feet in height at the building setback line, except any building may exceed such height provided that at no point it projects above a line

sloping inward and upward at a 45-degree angle at the required setback line to a maximum height of 35-feet.

2. Lots 1 - 19, 24, 28-29, 33, 39-40, 54-55, 61 and 79 are limited to single-story with a maximum height of 25-feet.
 3. *Building Height* shall be defined as the vertical distance above grade to the highest point of the coping of flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The measurement may be taken from the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building, when such sidewalk or ground surface is not more than ten-feet above grade. The height of a stepped or terraced building is the maximum height of any segment of the building
- B. *Staggering*. Front yard setbacks shall be staggered to achieve a range of 3-feet on a street.
- C. *Encroachment into Building Setback*. The following encroachments are permitted into any required building setback area or interior separation area:
1. Gas, electric and other utility meters and equipment.
 2. Landscape irrigation valves and control boxes.
 3. Side return walls.
 4. Balconies, stairs, chimneys, canopies, bay windows, decks, covered patios, and awnings may encroach no more than 2-feet into any required building setback area.
 5. Architectural building elements may encroach no more than 18-inches into any required building setback or interior building separation area.
- D. *Building Separation*. When two-story homes are built on adjacent lots, a 15-foot separation shall be provided between homes.

4.7 CONFORMANCE WITH CHANDLER RESIDENTIAL DEVELOPMENT STANDARDS | SUBDIVISIONS:

Section I: Subdivisions of the Chandler Residential Development Standards establishes varying levels of design criteria for residential subdivisions. Promoting diversity and high quality design for the property, all eight (8) standard diversity elements should be met and all 21 points for optional diversity elements are required to be achieved, as summarized below:

ORDINANCE NO. 4510

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) FOR MEDIUM-DENSITY RESIDENTIAL AND COMMERCIAL TO PAD FOR SINGLE-FAMILY RESIDENTIAL (DVR13-0009 SANTA MARIA VILLAGE) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

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

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

SECTION I. Legal Description of Property:

See Attached Exhibit 'A'

Said parcel is hereby rezoned from PAD for medium-density residential and commercial to PAD for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "SANTA MARIA VILLAGE", kept on file in the City of Chandler Planning Division, in File No. DVR13-0009, except as modified by condition herein.

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

within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

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. 4510 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

GAB

PUBLISHED:

PARCEL DESCRIPTION
Santa Maria Village

A Portion of the Southwest Quarter of Section 26, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as described in Document 2009-0231760, more particularly described as follows.

Commencing at a City of Chandler brass cap in hand hole, marking the Southwest Corner of said Section 26 from which a brass cap in hand hole marking the South Quarter Corner of said Section 26 bears North 89 Degrees 07 Minutes 29 Seconds East, an assumed bearing, a distance of 2630.88 feet;;

Thence North 89 Degrees 07 Minutes 29 Seconds East, along the said south line, a distance of 472.93 feet;

Thence, North 00 Degrees 05 Minutes 16 Seconds East, a distance of 65.01 feet, to the **Point of Beginning**;

Thence, continuing North 00 Degrees 05 Minutes 16 Seconds East, along the east line of a parcel described in Document 2004-129429, a distance of 238.94 feet;

Thence, South 89 Degrees 07 Minutes 29 Seconds West, along the north line of a parcel described in Document 2004-129429, a distance of 408.02 feet, to a point 65.00 feet east of the west line of the Southwest Quarter of said Section 26;

Thence, North 00 Degrees 04 Minutes 05 Seconds East, parallel with and 65.00 feet east of the west line of the Southwest Quarter of said Section 26, a distance of 74.41 feet;

Thence, North 01 Degrees 58 Minutes 41 Seconds East, a distance of 150.01 feet;

Thence, North 00 Degrees 04 Minutes 05 Seconds East, parallel with and 70.00 feet east of the west line of the Southwest Quarter of said Section 26, a distance of 160.03 feet;

Thence, North 89 Degrees 55 Minutes 55 Seconds West, a distance of 5.00 feet;

Thence, North 00 Degrees 04 Minutes 05 Seconds East, parallel with and 65.00 feet east of the west line of the Southwest Quarter of said Section 26, a distance of 91.80 feet to the southwest corner of THE TRADITION, as recorded in Book 341 of Maps, Page 14 , records of Maricopa County;

Thence, North 89 Degrees 07 Minutes 26 Seconds East, along the south line of said THE TRADITION, a distance of 1197.56 feet, to a point 40.00 feet west of the center line of Superstition Boulevard as shown on the Plat of THE TRADITION UNIT 4, as recorded in Book 405 of Maps, Page 35, records of Maricopa County;

Thence, South 00 Degrees 52 Minutes 39 Seconds East, parallel with and 40.00 feet west of said centerline, a distance of 695.02 feet;

Thence, South 44 Degrees 07 Minutes 25 Seconds West, a distance of 28.29 feet, to a point 65.00 feet north of the south line of the Southwest Quarter of said Section 26;

Thence, South 89 Degrees 07 Minutes 29 Seconds West, parallel with and 65.00 feet north of the south line of the Southwest Quarter of said Section 26, a distance of 781.42 feet, to the **Point of Beginning**.

Containing an area of 761653 square feet, or 17.485 acres more or less
Subject to easements, restrictions and rights of way of record.

M2 Group, Inc. – 952 E. Baseline Rd., Suite 123
Mesa, AZ 85204
Phone: (480) 539-7497 – Fax: (480) 539-2810

