

Add info #5



MEMORANDUM **Transportation & Development - CC Memo No. 13-162b**

DATE: FEBRUARY 13, 2014

TO: MAYOR AND COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: DVR13-0028/PPT13-0017 OCOTILLO LANDING
Introduction and Tentative Adoption of Ordinance No. 4522

Request: Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, with Preliminary Development Plan (PDP) approval for housing product and subdivision layout, and Preliminary Plat (PPT) approval for a 62-lot single-family residential subdivision on approximately 19 acres

Location: South of the southwest corner of McQueen and Ocotillo roads, at the Brooks Farm Road alignment

Applicant: Ed Bull; Burch & Cracchiolo
Mario Mangiamele; Iplan Consulting

Following the January 23, 2014, City Council hearing at which the President of the HOA of the adjacent neighborhood expressed concerns regarding traffic through his neighborhood, Transportation & Development Staff met with the resident to explore resolutions to the concern. Four options were presented to the neighbor that staff believes will alleviate the traffic concerns. Upon review of the options, and further discussion with the HOA Board, the Vice-President of the HOA sent an email stating the board's support of one of the options, with the potential to explore future options if necessary. The email is attached.

Attachment

1. Email from Karen Quick, McQueen Lakes HOA Vice-President



McQueen Lakes Traffic Calming Options

Karen Quick to: erik.swanson, robert.zeder, mike.mah

02/12/2014 07:55 PM

Cc: Bill Knotts, Chad Button

Please respond to jkquick

History: This message has been replied to and forwarded.

Erik -

On behalf of the McQueen Lakes Board, I want to thank you and your team working with us to come up with multiple options to deal with our traffic issues. At this point we are further exploring two options. We will likely move forward with the speed humps and continue to explore gating the community after the McQueen Road expansion project is completed (Summer 2015.) We will be presenting the options to our homeowners at our upcoming HOA meeting later this month. Assuming we conclude to move forward with the speed humps, we will proceed to obtain the resident signatures agreeing to put speed humps into the neighborhood and for those directly impacting, agreeing to place the speed humps within a two house distance from their home.

We would greatly appreciate if you could please print this and provide to the city council at their meeting Thursday evening. Again, thank you for your support as we deal with the traffic issues in our neighborhood.

Regards,
Karen Quick
McQueen Lakes Board - Vice President

#5
FEB 13 2014

ORDINANCE NO. 4522

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY (DVR13-0028 OCOTILLO LANDING) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

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

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

SECTION I. Legal Description of Property:

SEE ATTACHMENT 'A'

Said parcel is hereby rezoned from AG-1 to PAD for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "OCOTILLO LANDING", kept on file in the City of Chandler Planning Division, in File No. DVR13-0028, 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 _____, 2014.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4522 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2014, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

PUBLISHED:

ATTACHMENT 'A'

LEGAL DESCRIPTION OCOTILLO LANDING

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22 (3" CITY OF CHANDLER BRASS CAP IN HAND HOLE) FROM WHICH THE SOUTHEAST CORNER THEREOF (3" CITY OF CHANDLER BRASS CAP IN HAND HOLE) BEARS SOUTH 00 DEGREES 18 MINUTES 17 SECONDS EAST (MEASURED), A DISTANCE OF 2644.58 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 17 SECONDS EAST (MEASURED), ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 330.57 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 88 DEGREES 51 MINUTES 15 SECONDS WEST (MEASURED), ALONG THE SAID SOUTH LINE, A DISTANCE OF 1317.25 FEET TO A POINT ON THE WEST LINE OF THE SAID NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS WEST (MEASURED), ALONG THE SAID WEST LINE, A DISTANCE OF 330.38 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 00 DEGREES 06 MINUTES 24 SECONDS WEST (MEASURED), ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 331.33 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE NORTH 88 DEGREES 52 MINUTES 28 SECONDS EAST (MEASURED), ALONG SAID NORTH LINE, A DISTANCE OF 1314.97 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 00 DEGREES 18 MINUTES 12 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 330.64 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 870,441 SQUARE FEET OR 19.98 ACRES MORE OR LESS.

