



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM

Planning Division - CC Memo No. 14-042

DATE: APRIL 24, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KA*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: APL14-0003/DVR13-0043 SIENA AT OCOTILLO
Adoption of Resolution No. 4754
Introduction and Tentative Adoption of Ordinance No. 4534

Request: Area Plan Amendment to the Waters at Ocotillo Area Plan for parcel 7 from Commercial Office/Retail development to Single-Family Residential, along with Rezoning from Planned Area Development (PAD) for commercial office/retail to PAD for attached single-family residential and Preliminary Development Plan approval for a 76-unit condominium development on approximately 7.7 acres

Location: Southeast corner of Dobson Road and Market Place

Applicant: Chris Clonts; Standard Pacific Homes

RECOMMENDATION

The request is for an Area Plan Amendment to the Waters at Ocotillo Area Plan for parcel 7 from Commercial Office/Retail development to Single-Family Residential, along with Rezoning from Planned Area Development (PAD) for commercial office/retail to PAD for attached single-family residential, as well as Preliminary Development Plan (PDP) for a 76-unit condominium development on approximately 7.7 acres. Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval with conditions.

BACKGROUND

The subject site is located at the southeast corner of Dobson Road and Market Place. The subject site is triangular in shape and is encumbered by two street frontages. North and east of the site is multi-family and single-family development currently under construction; south is the existing

Corona del Mar II single-family residential subdivision; west and northwest are the Orbital campuses.

AREA PLAN AMENDMENT

The subject site is part of the Waters at Ocotillo Area Plan that was adopted by Council in early 2007. The Waters at Ocotillo Area Plan is a portion of the larger Ocotillo master-planned community. The area plan is generally located near the intersection of Price and Dobson roads and is bounded on the east by Jacaranda Parkway and the Market Place loop, on the west by Price Road, on the north by existing apartments and the Downtown Ocotillo commercial, hotel, and residential development, and on the south by the existing Corona del Mar II single-family subdivision. The area plan currently designates the site for commercial office and retail development, whereas the amendment is to change the designation to single-family residential.

SITE LAYOUT

The request is to rezone the property from commercial for office and retail development to single-family residential. The gated development proposes 76 condominiums with an overall density of 9.84 dwelling units per acre. The condominiums will be constructed in a 3-, 4-, 5-, and 6-plex configuration. The homes will be designed in a townhome fashion (having outdoor private space), but will be platted as condominiums (to address utilities). The gated condominium development provides a single point of access off of Market Place, with a secondary means for emergency access and egress at the southeast end of the development along Market Place.

The residential units will face Market Place, but will side up to Dobson Road in an effort to prevent long building planes along Dobson Road. Along Dobson Road the units are designed in a motor court fashion where vehicles will enter on a single drive and pull into their respective garages; the front doors of the buildings are all located in a landscaped setting opposite of the motor courts. Three perimeter wall designs are provided that incorporates a 6' solid wall, 2' view fence over 4' solid, and 4' view fencing over 2' solid. Landscaping treatments and the perimeter wall designs have been reviewed and approved by the Ocotillo Design Review Board.

The community pool area is located at the terminus of the main entry, with a secondary active play area located at the southeast corner of the site. The secondary amenity area includes seating areas, a small loop walking path, climbing boulders, a small tot lot, synthetic mounds, and a tunnel. Additionally, based on the configuration of the residential units and architectural design, outdoor living space facing adjacent buildings presents the opportunity for gathering areas in the front of the residential units. Within the outdoor area between the fronts of the buildings are pedestrian paths that lead to the residential units. Courtyards at the entrances of each unit are provided; half of the end units will have wrapping courtyards.

Based on the development being a gated community and the internal streets having a reduced width (consistent with design standards), parking concerns often arise. As shown in the parking exhibit of the development booklet, each unit provides a two car garage with many of the units also providing a full driveway for parking. In the *Parking and Waste Management Plan* details are provided allocating guest parking throughout the development. It should be noted that the width of the parallel parking stalls along the southern end of the development are reduced in

width from ten feet to eight feet wide (typical 90 degree stall is nine feet wide); however, the reduced width is consistent with similar developments offering parallel parking.

BUILDING ARCHITECTURE

As mentioned above, the condominium buildings are designed in a 3-, 4-, 5-, and 6-plex configuration. Architectural styling is based primarily on Santa Barbara influences consistent with the Waters at Ocotillo community. Elements will include arched windows, shutters, red tile barrel roofs, iron window planters, various tile accents, and varying front door and garage door designs. Additionally, provisions are provided that allow for trellis options within the courtyard area. The trellis designs will be restricted through the homeowner's association, therefore ensuring conformity with the Santa Barbara themed architecture.

Floor plans range from 1,539 up to 1,875 square feet and offer 3-4 bedrooms. As is typical with condominium developments, unit sizes and location within the individual buildings tend to be consistent from building to building creating a monotonous building design; however, the development team has designed the buildings so that the roof planes and building fronts vary. Additionally, side elevations are treated so as to provide variety throughout the community. Lastly, garage door designs are included that provide different designs per unit.

Planning Commission and Planning Staff support the request. The area plan amendment is appropriate finding the site's commercial viability greatly diminished following the surrounding area's developmental evolution. The amendment of other former commercial parcels within the Waters at Ocotillo Master Plan ultimately resulted in the isolation of the subject site for non-residential land uses. Accordingly, Planning Commission and Planning Staff support the Rezoning and PDP requests finding that the use is consistent with the zoning and that the overall design presents a very attractive addition and housing option to the Ocotillo area.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Two neighborhood meetings were held. The first neighborhood meeting was held November 13, 2013; 21 neighbors attended and overall provided general support. The second neighborhood meeting was held Wednesday, March 19, 2014; five neighbors attended and provided general support.

At the time of this writing, Planning Staff has received one email through the Mayor's Office expressing opposition to the request and stating preference to the current office use. The concerns expressed related to the increased traffic that the development will potentially generate over office development.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

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

RECOMMENDED ACTIONS

Area Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of APL14-0003 WATERS AT OCOTILLO, Area Plan amendment from Commercial Office/Retail to Single-Family Residential.

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR13-0043 SIENA AT OCOTILLO, Rezoning from PAD commercial office/retail to PAD for attached single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "SIENA AT OCOTILLO", kept on file in the City of Chandler Planning Division, in File No. DVR13-0043, 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 above ground 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. 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.
8. Approval by the Planning Administrator 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.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR13-0043 SIENA AT OCOTILLO, Preliminary Development Plan for subdivision layout and housing product, subject to the following condition:

1. Development shall be in substantial conformance with the Development Booklet, entitled "SIENA AT OCOTILLO", and kept on file in the City of Chandler Planning Division, in File No. DVR13-0043, except as modified by condition herein.

PROPOSED MOTIONS

Area Plan Amendment

Move to adopt Resolution No. 4754 approving APL14-0003 WATERS AT OCOTILLO Area Plan amendment from Commercial Office/Retail to Single-Family Residential, as recommended by Planning Commission and Planning Staff.

Rezoning

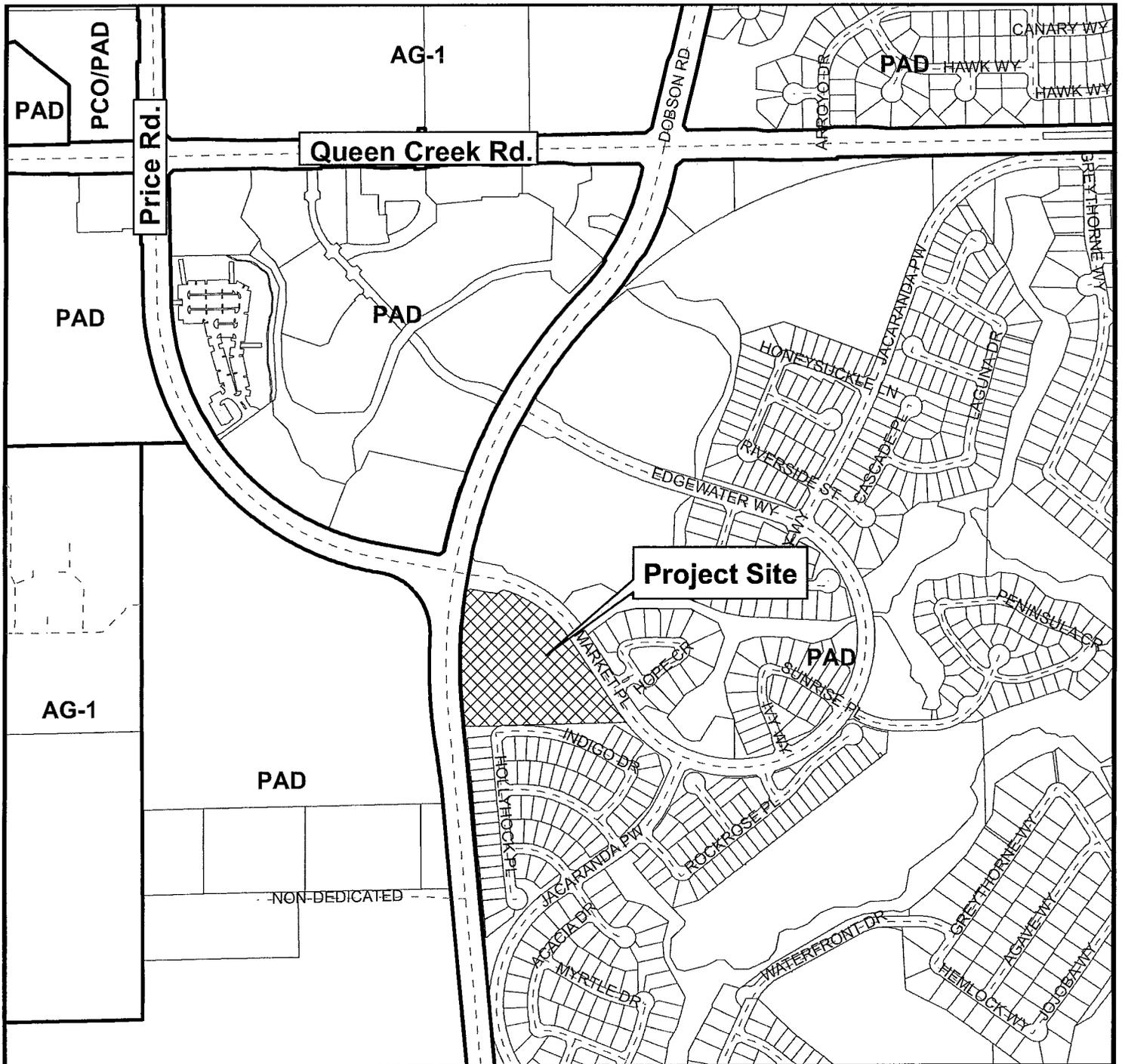
Move to introduce and tentatively adopt Ordinance No.4534 approving DVR13-0043 SIENA AT OCOTILLO, Rezoning from PAD commercial office/retail to PAD for attached single-family residential, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

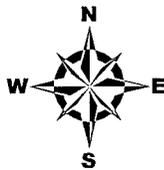
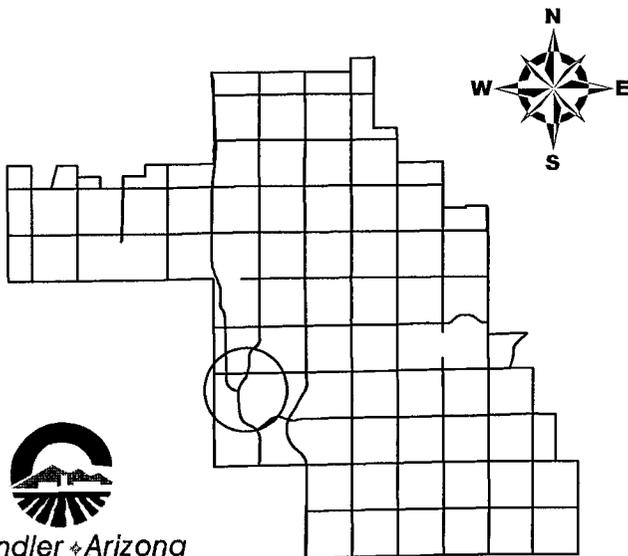
Move to approve DVR13-0043 SIENA AT OCOTILLO, Preliminary Development Plan for subdivision layout and housing product, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

- 1.Vicinity Maps
- 2.Site Plan
- 3.Elevations
- 4.Floor Plans
- 5.Resolution No. 4754
- 6.Ordinance No. 4534
- 7.Development Booklet



Vicinity Map



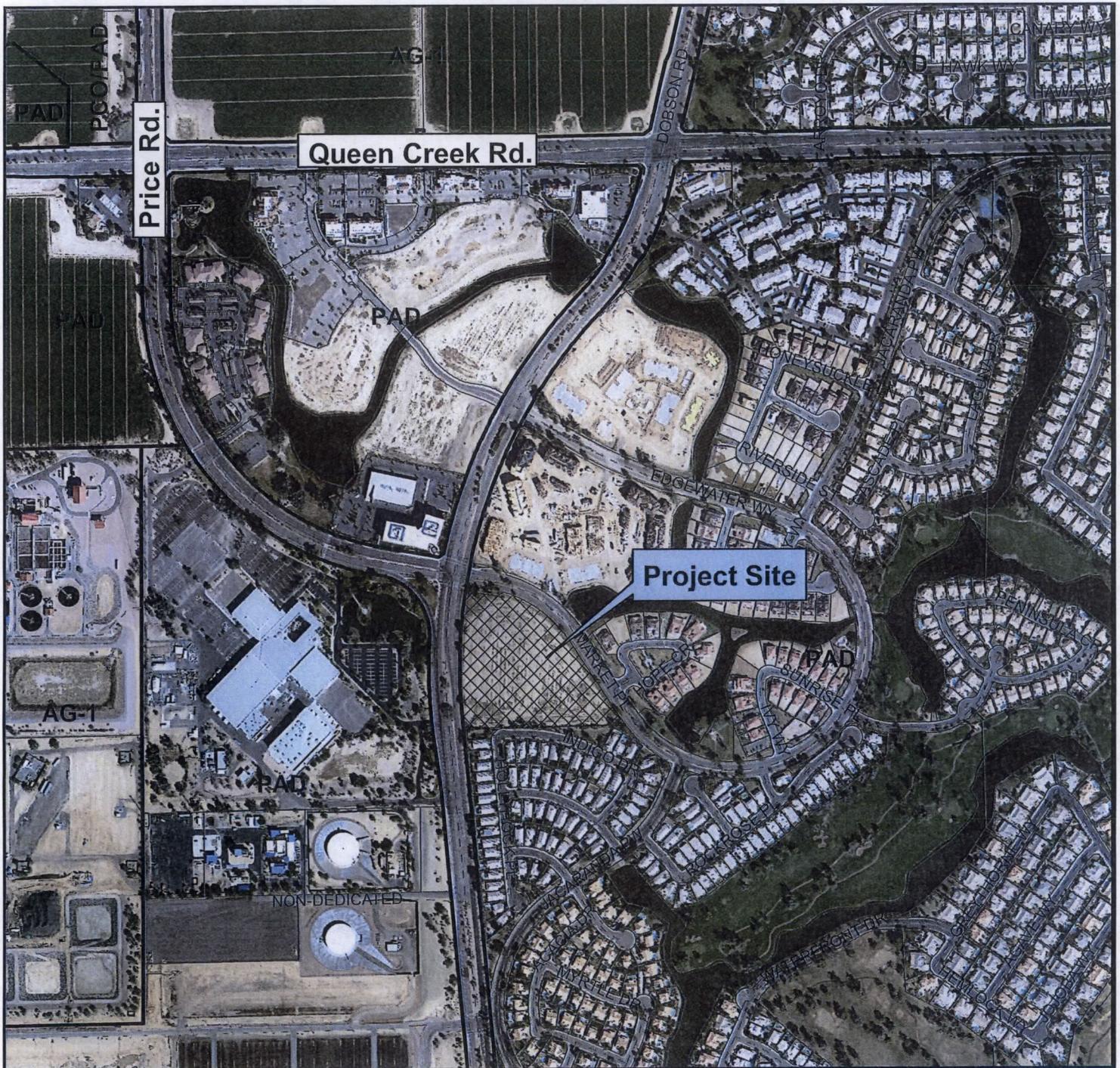
DVR13-0043

Sienna at Ocotillo

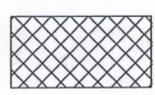
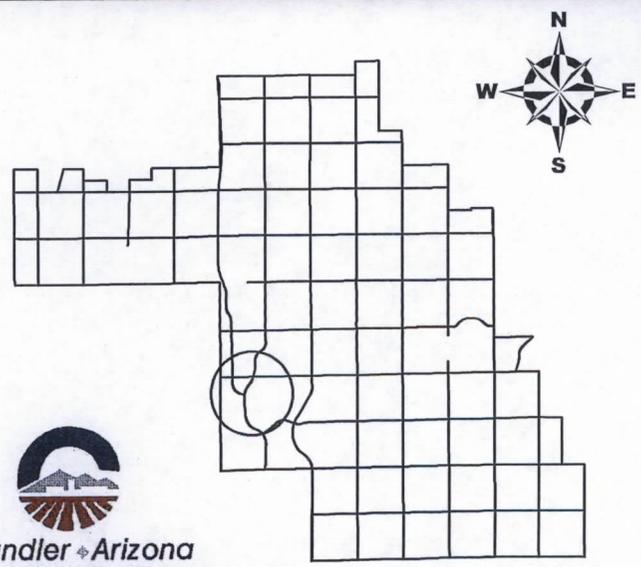


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CITY OF CHANDLER 3/26/2014



Vicinity Map



DVR13-0043

Sienna at Ocotillo

Planned Area Development Development Plan

This proposed development responds to the existing features with a neighborhood that consists of 76 attached townhome-style units comprised of 3, 3-plex buildings; 6, 4-plex buildings; 5, 5-plex buildings; and 3, 6-plex buildings that are two stories in height with a density of approximately 9.83 Dwelling Units per Acre. A primary gated entry access and a secondary egress/emergency fire access to the community are fixed at the two existing median breaks on Market Place. The distinct shape of the parcel allows for a soft curvilinear private drive that provides vehicular access to the proposed units while allowing for varied orientations of the buildings, thus creating an articulated and exciting street scene.

Open space and pedestrian connectivity are the primary focus of this community. The housing features a unique design. Where traditionally the garage is the dominant feature of the front of a typical residential unit, these units are serviced off a green court with the garages located at the rear of the building and accessed via auto courts and private drives. This unique design; therefore, removes views of garages from traditional streets, placing the emphasis on the front doors and open space while creating a pedestrian character. The community provides 29% open space that is in addition to the private front courtyards that vary from 10' to 14' in depth for the entire width of the unit, with some of the end units having courts that wrap around the corner of the building.



Open Space Plan

Site Data		
Description	Quantity	Mix
Gross Acreage	9.83 AC.	
Open Space	2.83 AC.	29%
3 Plex Units	9 Units	12%
4 Plex Units	24 Units	32%
5 Plex Units	25 Units	33%
6 Plex Units	18 Units	24%
Total	76 Units	7.73 DU/AC



Development Plan

Architecture

3 - Plex Building 'A'



SCHEME I
3 - PLEX BLDG. 'A'
SPANISH ROMANTICA ELEVATION

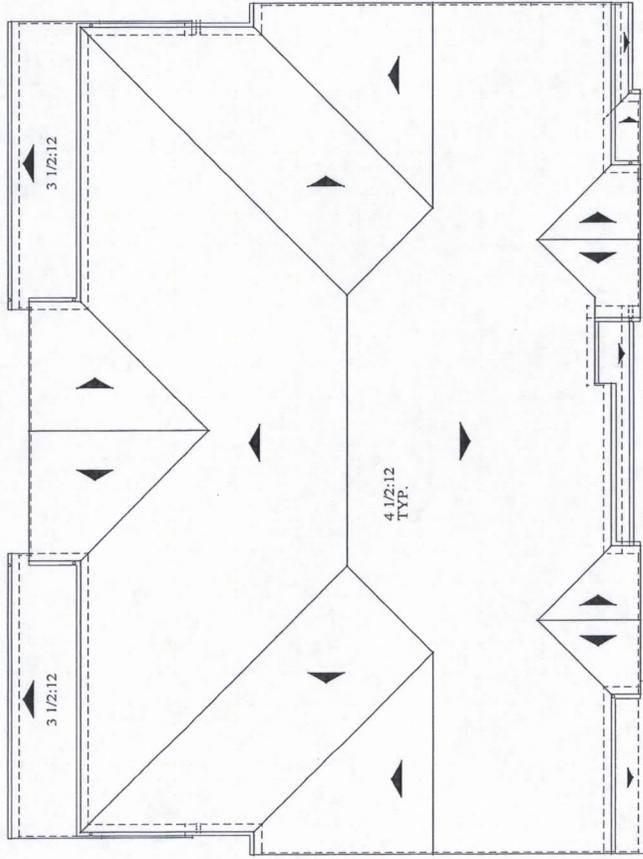
STANDARD PACIFIC HOMES

SIENA AT OCOTILLO
CHANDLER, AZ

152.13235
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Architecture

3 - Plex Building 'A'



3 - PLEX BLDG. 'A'
ROOF PLAN - SPANISH ROMANTICA

SCALE 1/4" = 1'-0"

STANDARD PACIFIC HOMES

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CONCEPTS BY BASSENIAN | COMMUNICATIONS

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SIENA AT OCOTILLO
CHANDLER, AZ

Parking Plan

With the removal of the traditional street and the parking that goes with it, additional guest parking must be addressed in the design of the community. Each unit is designed with a two car garage with several units having driveways of at least 18 feet. Additional guest parking, at a ratio of 1.13 guest space per unit, is provided with 90 degree parking located throughout the development.



PARKING LEGEND

	Guest designated parking spaces -	48
	Guest driveway parking spaces -	38
	Additional parking spaces -	38
	Guest parking totals -	86

Designated guest parking spaces = 48 or 0.63:1 of total units.

Designated guest parking spaces = 1.33:1 of units without driveway parking

Total guest parking = 86 or 1.13:1 of total units

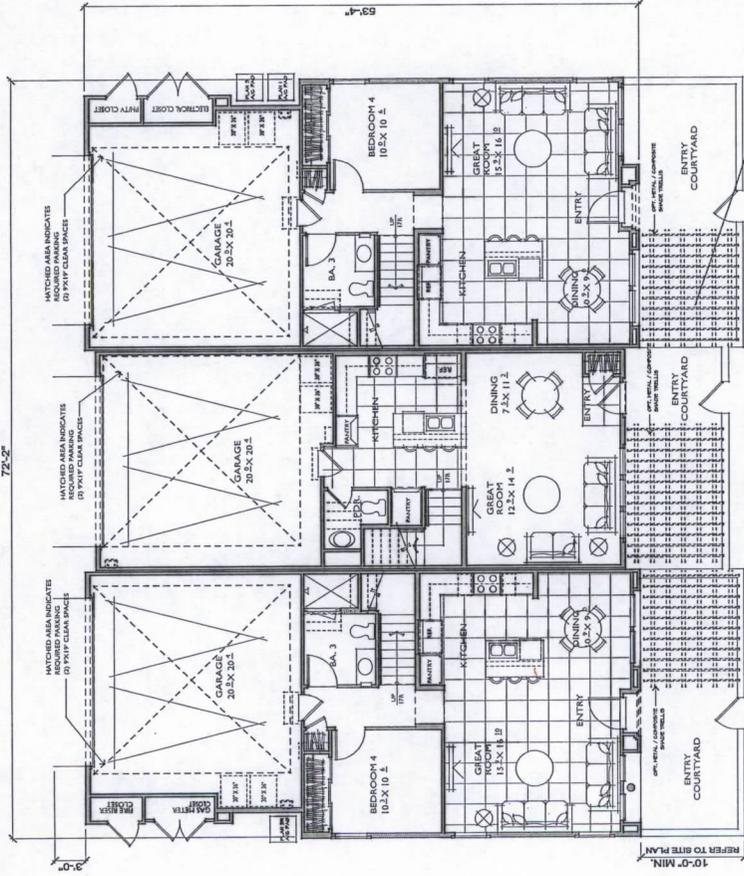
Increased designated guest parking from 31 to 48 spaces

PARKING LEGEND

	Trash containers on concrete pad
	Trash containers on back of curb
	Total trash containers - 76

Architecture

3 - Plex Building 'A'



Note: Units that are not constructed with the optional trellis shown may add in the future subject to review and approval by the ODRB and the CC&K's for Siena. All improvements shall match vendor, style, materials and colors of those constructed with the units by the builder.

- PLAN 3R
4 BEDROOM
3 BATH
1,875 SQ. FT.
- PLAN I
3 BEDROOM
2.5 BATH
1,539 SQ. FT.
- PLAN 3
4 BEDROOM
3 BATH
1,875 SQ. FT.

3 - PLEX BLDG. 'A'

COMPOSITE FIRST FLOOR

(SPANISH ROMANTICA ELEVATION)

SCALE 1/4" = 1'-0"

STANDARD PACIFIC HOMES

SIENA AT OCOTILLO
CHANDLER, AZ

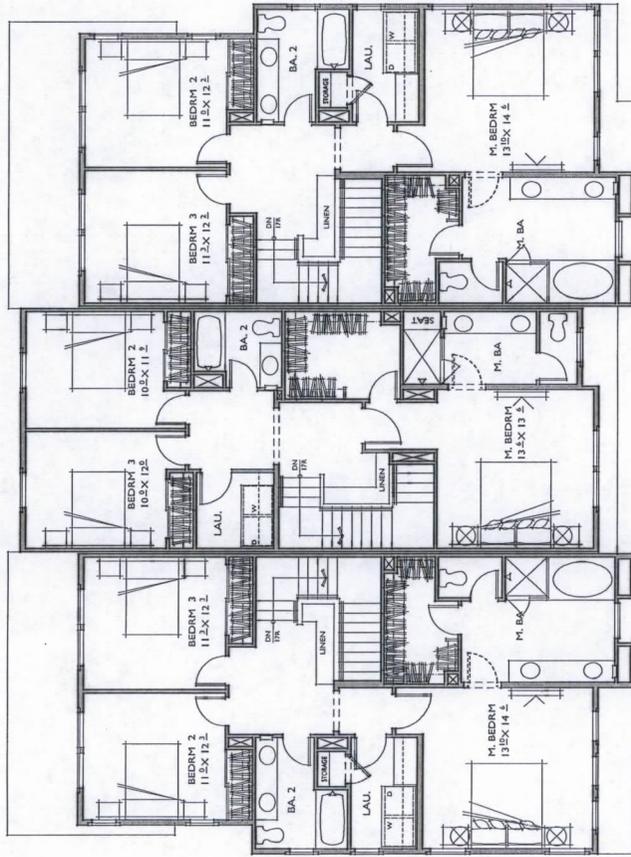
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Architecture

3 - Plex Building 'A'



PLAN 3R PLAN I PLAN 3

3 - PLEX BLDG. 'A'
COMPOSITE SECOND FLOOR
(SPANISH ROMANTICA ELEVATION)

SCALE 1/8" = 1'-0"

STANDARD PACIFIC HOMES

SIENA AT OCOTILLO
CHANDLER, AZ

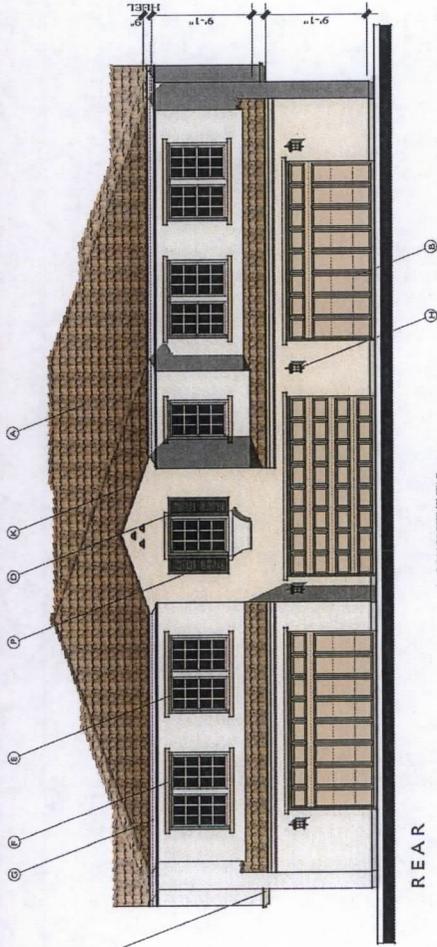
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CONCEPT BY BASSENIAN/LAGONI ARCHITECTS

01.22.14

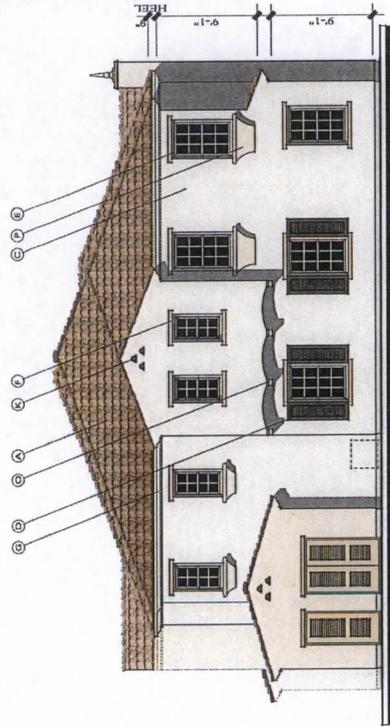
Architecture

3 - Plex Building 'B'

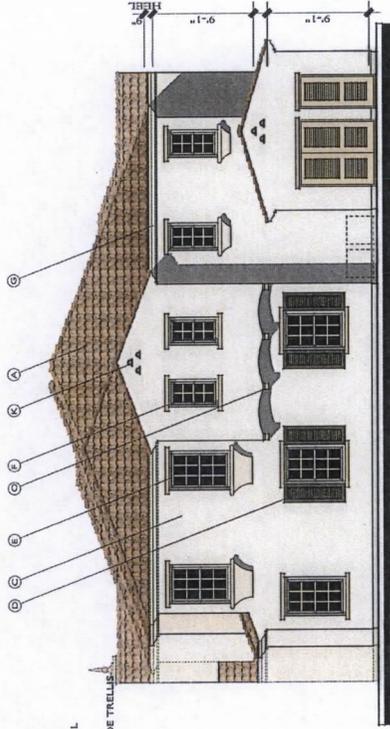


REAR

- A. CONCRETE'S TILE
- B. STUCCO SAND FINISH
- C. STUCCO SAND FINISH
- D. COMPOSITE SHUTTERS
- E. RECESS AROUND WINDOWS
- F. SHAPED STUCCO EAVE
- G. SHAPED STUCCO EAVE
- H. LIGHT FIXTURE
- I. WROUGHT IRON POT-SHELF
- J. WROUGHT IRON POT-SHELF
- K. DECORATIVE GABLE END DETAIL
- L. 6X6 DECORATIVE TILES
- M. PRECAST LIKE SURROUND
- N. COMPOSITE SHADE TRELLIS
- O. SHAPED CORNICE
- P. SHAPED STUCCO SILL



LEFT



RIGHT

SCHEME 2
3 - PLEX BLDG. 'B'
SPANISH ROMANTICA ELEVATION

SIENA AT OCOTILLO
CHANDLER, AZ

SCALE 1/4" = 1'-0"

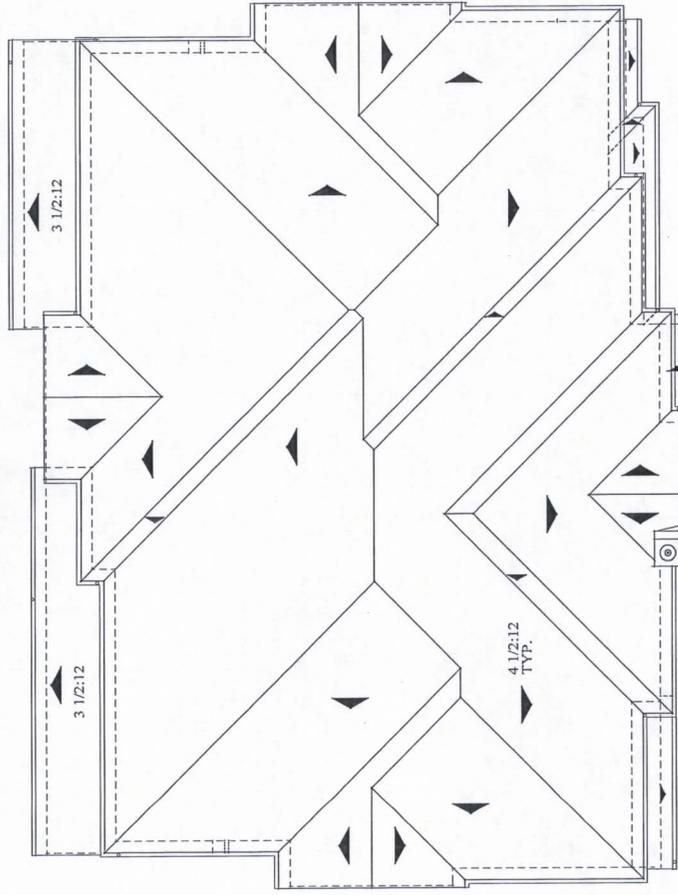
STANDARD PACIFIC HOMES

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Architecture

3 - Plex Building 'B'



3 - PLEX BLDG. 'B'
ROOF PLAN - SPANISH ROMANTICA

SCALE 1/4" = 1'-0"

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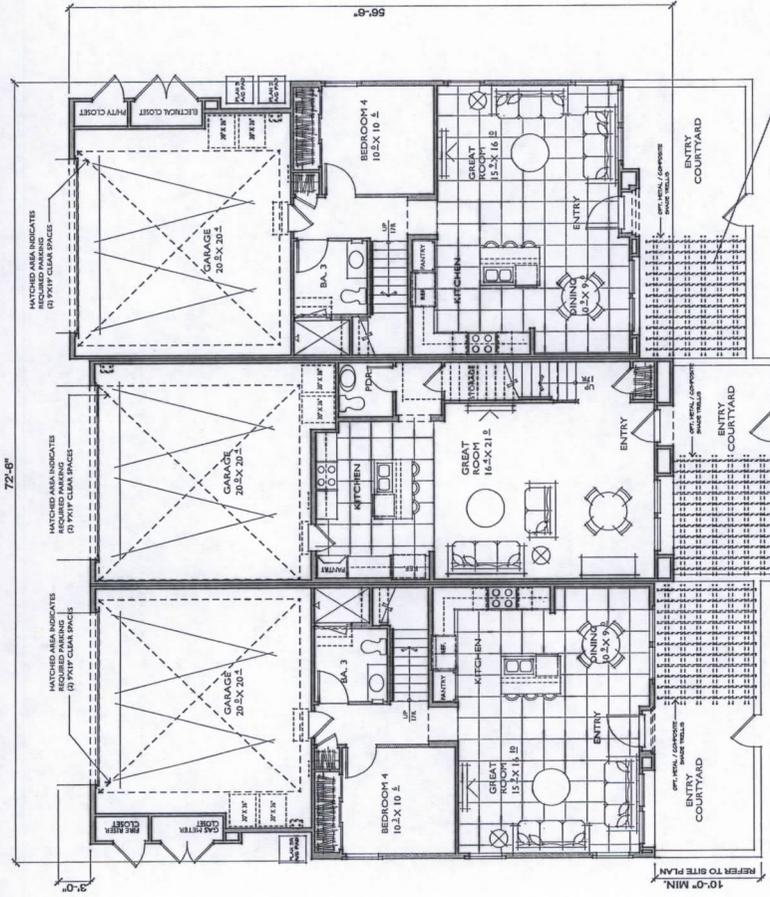
SIENA AT OCOTILLO
CHANDLER, AZ

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COMMERCIAL • RESIDENTIAL

Architecture

3 - Plex Building 'B'



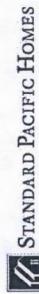
Note: Units that are not constructed with the optional trellis shown may add in the future subject to review and approval by the ODRB and the CC&R's for Siena. All improvements shall match vendor, style, materials and colors of those constructed with the units by the builder.

- PLAN 3R
4 BEDROOM
3 BATH
1,875 SQ. FT.
- PLAN 2
3 BEDROOM
2.5 BATH
1,648 SQ. FT.
- PLAN 3
4 BEDROOM
3 BATH
1,875 SQ. FT.

3 - PLEX BLDG. 'B'
COMPOSITE FIRST FLOOR
(SPANISH ROMANTICA ELEVATION)

SIENA AT OCOTILLO
CHANDLER, AZ

SCALE 1/4" = 1'-0"

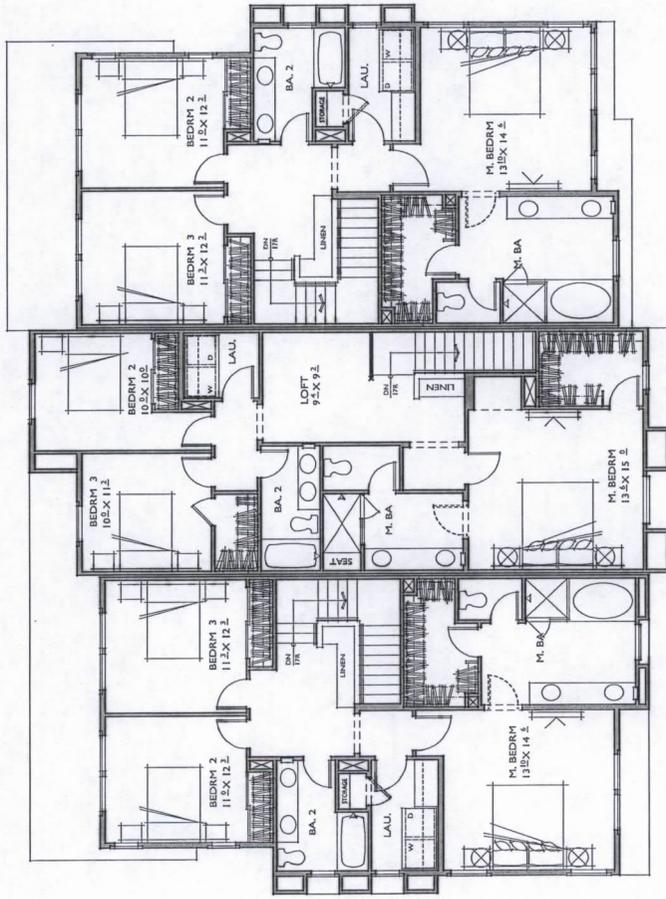


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CONCEPT AND EXHIBIT ARCHITECTS

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Architecture

3 - Plex Building 'B'



PLAN 3

PLAN 2

PLAN 3R

3 - PLEX BLDG. 'B'

COMPOSITE SECOND FLOOR

(SPANISH ROMANTICA ELEVATION)

SCALE 1/4" = 1'-0"

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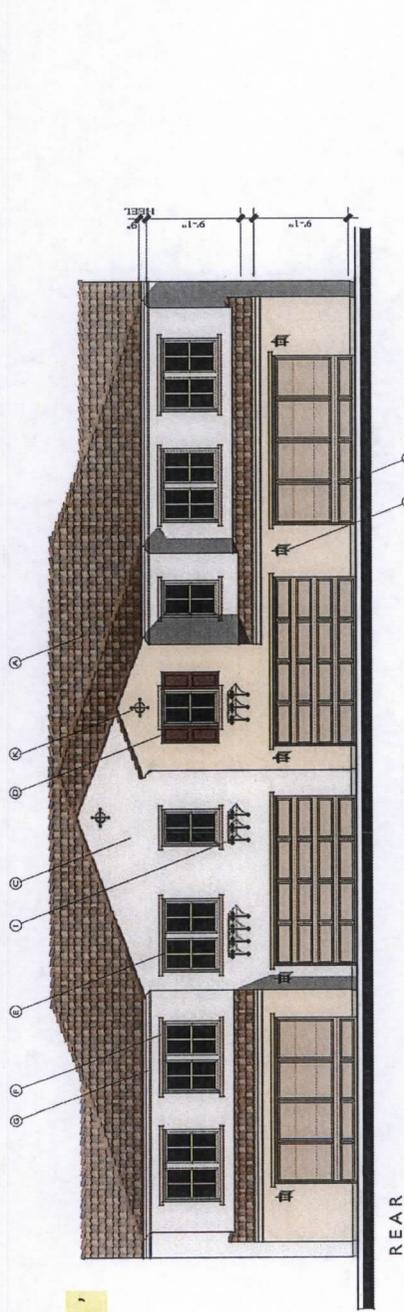
STANDARD PACIFIC HOMES

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CHANDLER, AZ

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CORPORATE DESIGN • COMMERCIAL DESIGN

Architecture

4 - Plex Building 'C'



REAR

- A. CONCRETE TILE
- B. ROLL-UP GARAGE DOOR
- C. STUCCO - SAND FINISH
- D. COMPOSITE SHUTTERS
- E. STUCCO - SAND FINISH
- F. FOAM TRIM
- G. SHAPED STUCCO EAVE
- H. SHAPED STUCCO EAVE
- I. WARDROBE IRON
- J. WARDROBE IRON POTSHIELD
- K. DECORATIVE GABLE END DETAIL
- L. DECORATIVE GABLE END DETAIL
- M. PRECAST LINE SURROUND
- N. OPT. METAL / COMPOSITE SHADE TRELLIS
- O. SHAPED STUCCO BILL
- P. SHAPED STUCCO BILL



LEFT

RIGHT

SCHEME 3
 4 - PLEX BLDG. 'C'
 SPANISH ROMANTICA ELEVATION

SCALE 1/4" = 1'-0"



STANDARD PACIFIC HOMES

01.22.14

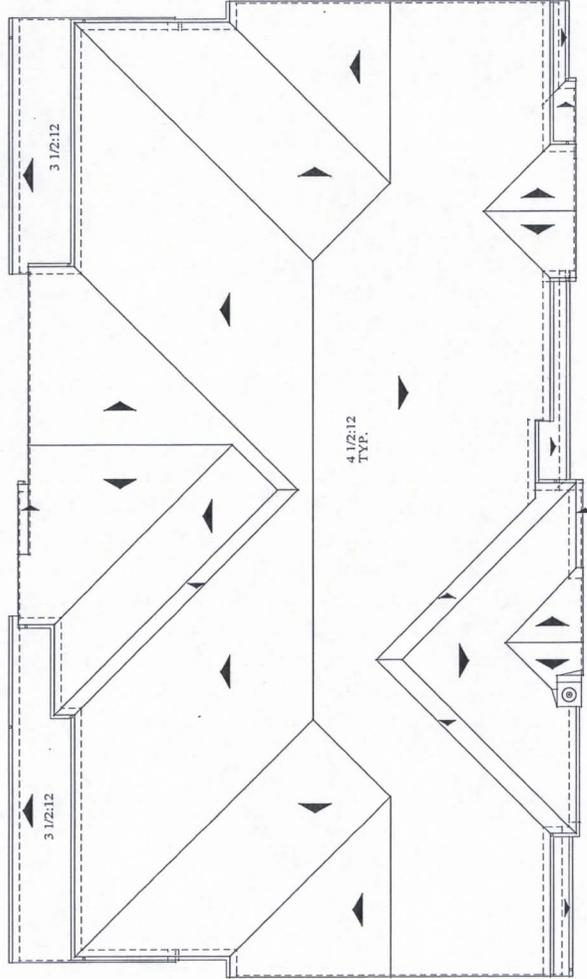
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 CONTACT: 974.444.1000

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 CHANDLER, AZ

Architecture

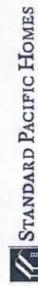
4 - Plex Building 'C'



4 - PLEX BLDG. 'C'
ROOF PLAN - SPANISH ROMANTICA

SCALE 1/4" = 1'-0"

01.22.14



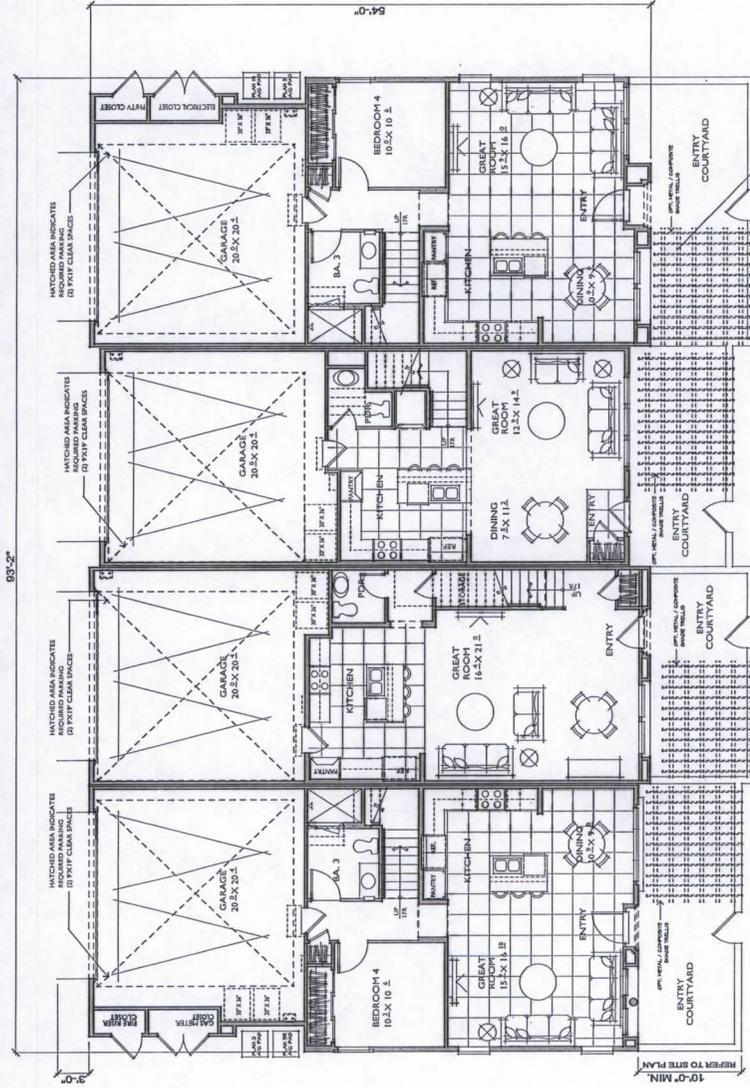
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CONTACT: 480.444.4444

Architecture

4 - Plex Building 'C'



PLAN 3R
4 BEDROOM
3 BATH
1,875 SQ. FT.

PLAN 2
3 BEDROOM
2.5 BATH
1,651 SQ. FT.

PLAN 1R
3 BEDROOM
2.5 BATH
1,539 SQ. FT.

PLAN 3
4 BEDROOM
3 BATH
1,875 SQ. FT.

Note: Units that are not constructed with the optional trellis shown may add in the future subject to review and approval by the ODRB and the CC&R's for Sienna. All improvements shall match vendor, style, materials and colors of those constructed with the units by the builder.

4 - PLEX BLDG. 'C'
COMPOSITE FIRST FLOOR
(SPANISH ROMANTICA ELEVATION)

SIENA AT OCOTILLO
CHANDLER, AZ

SCALE 1/8" = 1'-0"

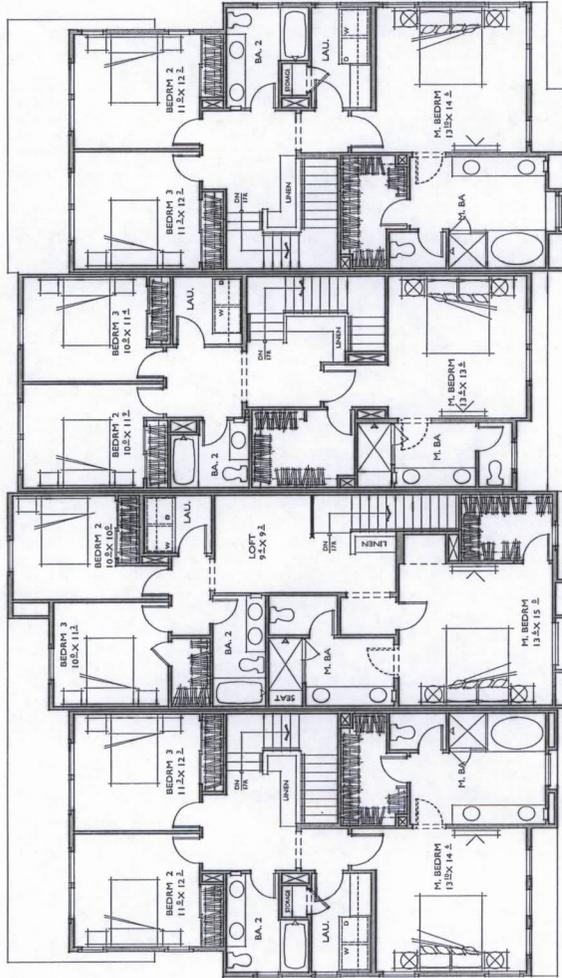
STANDARD PACIFIC HOMES

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CORPORATE AND RESIDENTIAL DEVELOPMENT

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Architecture

4 - Plex Building 'C'



PLAN 3

PLAN 1R

PLAN 2

PLAN 3R

4 - PLEX BLDG.'C'

COMPOSITE SECOND FLOOR

(SPANISH ROMANTICA ELEVATION)

SCALE 1/4" = 1'-0"

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SIENA AT OCOTILLO
CHANDLER, AZ

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CORPORATE HEADQUARTERS

Architecture

5 - Plex Building 'D'



- A. CONCRETE 3" TILE
- B. ROLLUP GARAGE DOOR
- C. 6X6 DECONATIVE TILES
- D. COMPOSITE SHUTTERS
- E. RECESS AROUND WINDOWS
- F. FOAM TRIM
- G. STUCCO
- H. WROUGHT IRON POT-SHELF
- I. LIGHT FIXTURE
- J. 6X6 DECONATIVE TILES
- K. DECONATIVE GABLE END DETAIL
- L. PRECAST LIKE SURROUND
- M. SHAPED STUCCO BILL
- N. SHAPED STUCCO BILL
- O. SHAPED CORNER
- P. SHAPED STUCCO BILL

SCHEME 4
5 - PLEX BLDG. 'D'
SPANISH ROMANTICA ELEVATION

SCALE 1/4" = 1'-0"

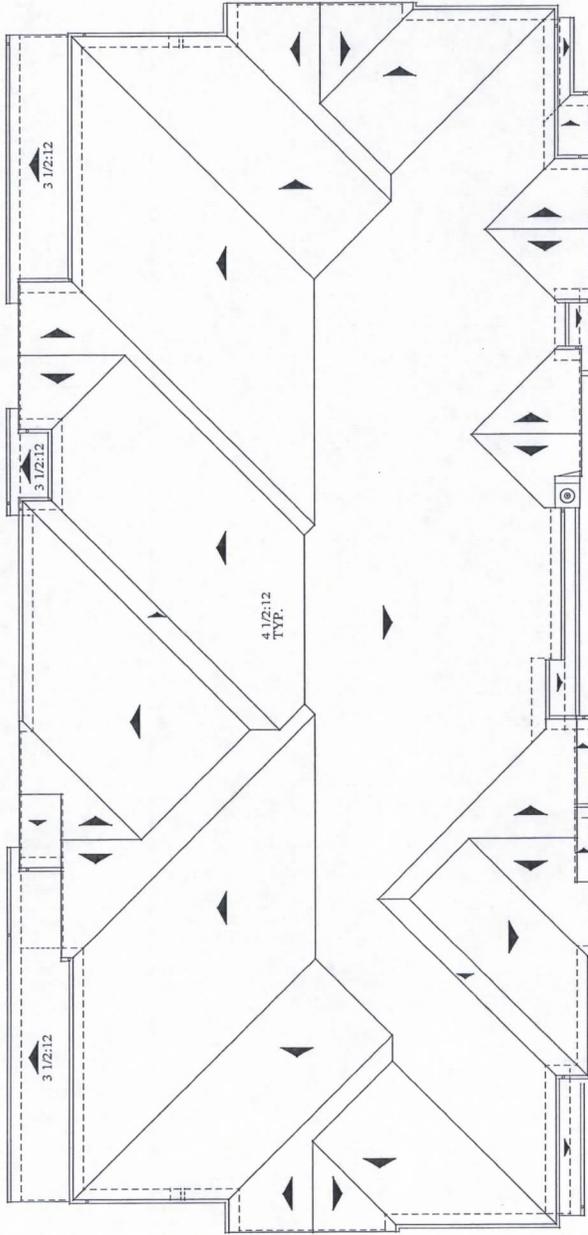
STANDARD PACIFIC HOMES

SIENA AT OCOTILLO
CHANDLER, AZ

152.13235

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CORPORATE PHOTOGRAPHY ARCHITECTS

01.22.14



5 - PLEX BLDG.'D'
ROOF PLAN - SPANISH ROMANTICA

SCALE 1/4" = 1'-0"

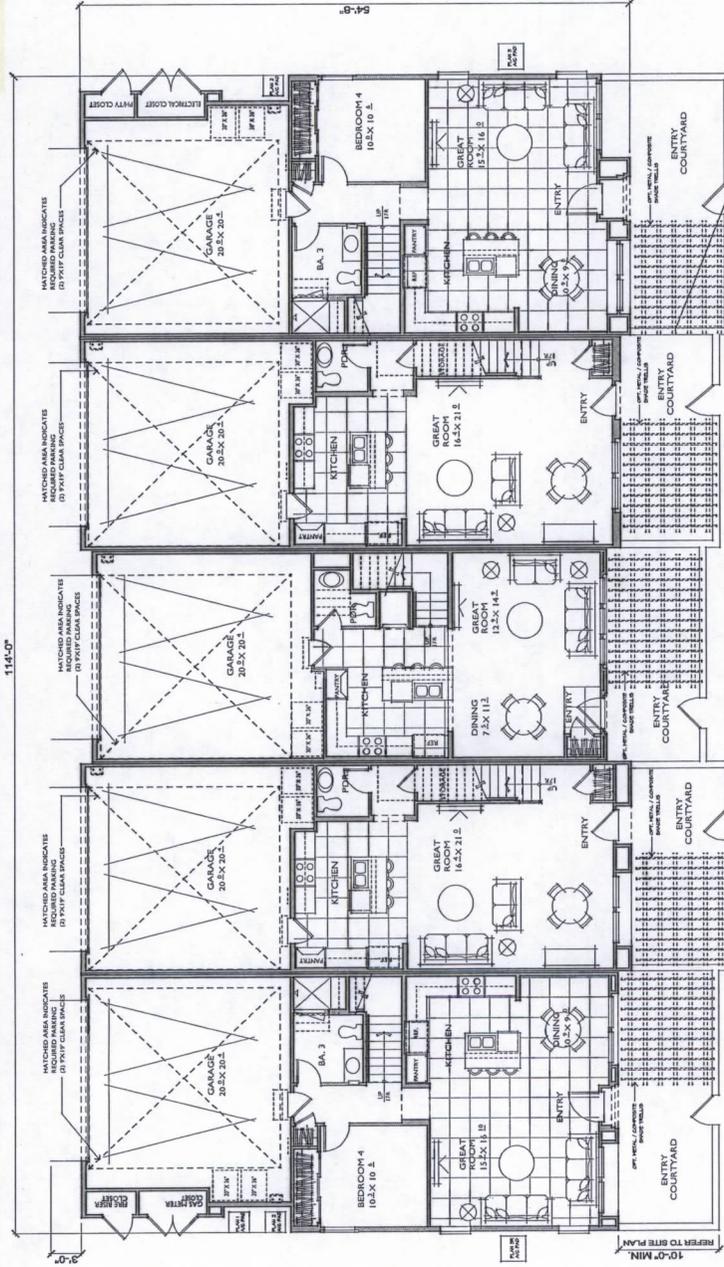
01.22.14

STANDARD PACIFIC HOMES

SIENA AT OCOTILLO
CHANDLER, AZ

132.13235

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
CORPORATE HEADQUARTERS



Note: Units that are not constructed with the optional trellis shown may add in the future subject to review and approval by the ODRB and the CCR's for Sienna. All improvements shall match vendor, style, materials and colors of those constructed with the units by the builder.

- PLAN 3R
4 BEDROOM
3 BATH
1,875 SQ. FT.
- PLAN 2
3 BEDROOM
2.5 BATH
1,648 SQ. FT.
- PLAN 1R
3 BEDROOM
2.5 BATH
1,545 SQ. FT.
- PLAN 2
3 BEDROOM
2.5 BATH
1,639 SQ. FT.
- PLAN 3
4 BEDROOM
3 BATH
1,875 SQ. FT.

5 - PLEX BLDG. 'D'
COMPOSITE FIRST FLOOR
(SPANISH ROMANTICA ELEVATION)

SIENA AT OCOTILLO
CHANDLER, AZ

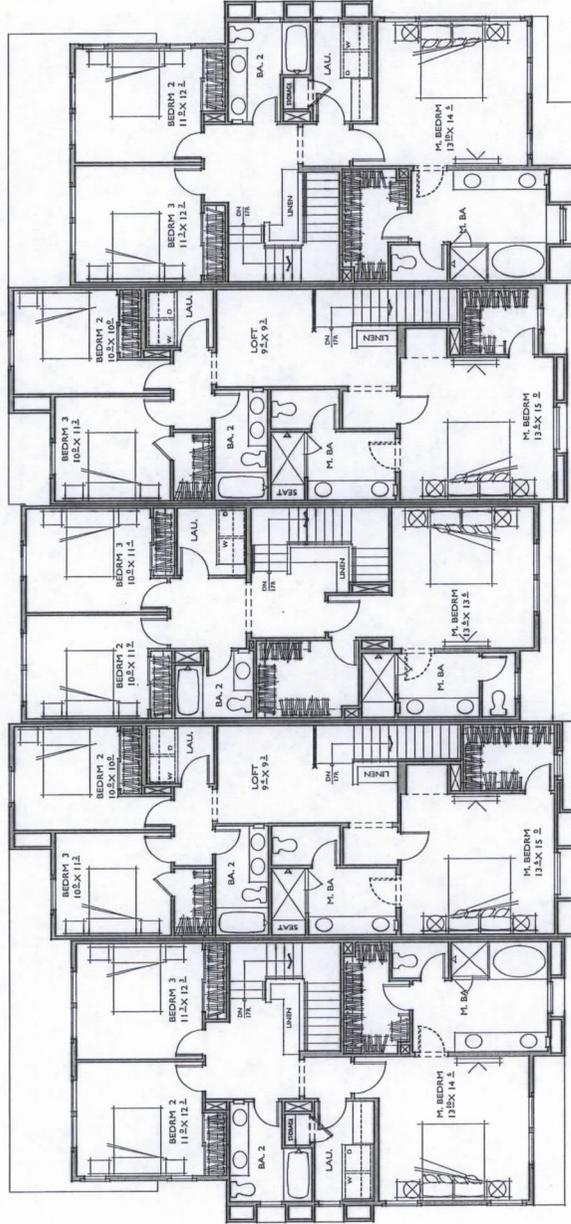
SCALE 1/4" = 1'-0"

STANDARD PACIFIC HOMES

152.13235

Bassesian | Lagoni
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01.22.14



PLAN 3R PLAN 2 PLAN 1R PLAN 2 PLAN 2 PLAN 3

5 - PLEX BLDG.'D'
 COMPOSITE SECOND FLOOR
 (SPANISH ROMANTICA ELEVATION)

SCALE 1/4" = 1'-0"

01.22.14



SIENA AT OCOTILLO
 CHANDLER, AZ

152.13235

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Architecture

6 - Plex Building 'E'

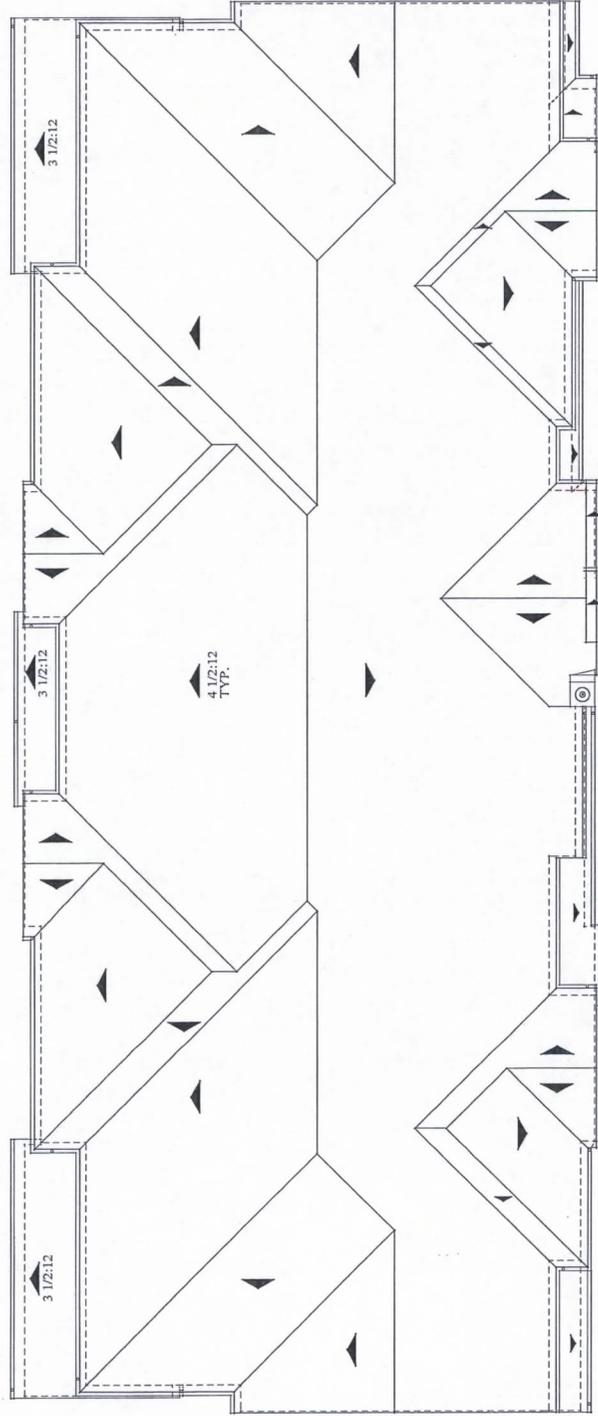


SCHEME 5
6 - PLEX BLDG. 'E'
SPANISH ROMANTICA ELEVATION

STANDARD PACIFIC HOMES

152.13235
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ARCHITECTURE • PLANNING • INTERIORS
CORPORATE TRAINING/WORKSHOPS

SIENA AT OCOTILLO
CHANDLER, AZ



6 - PLEX BLDG. 'E'
ROOF PLAN - SPANISH ROMANTICA

SCALE 1/8" = 1'-0"

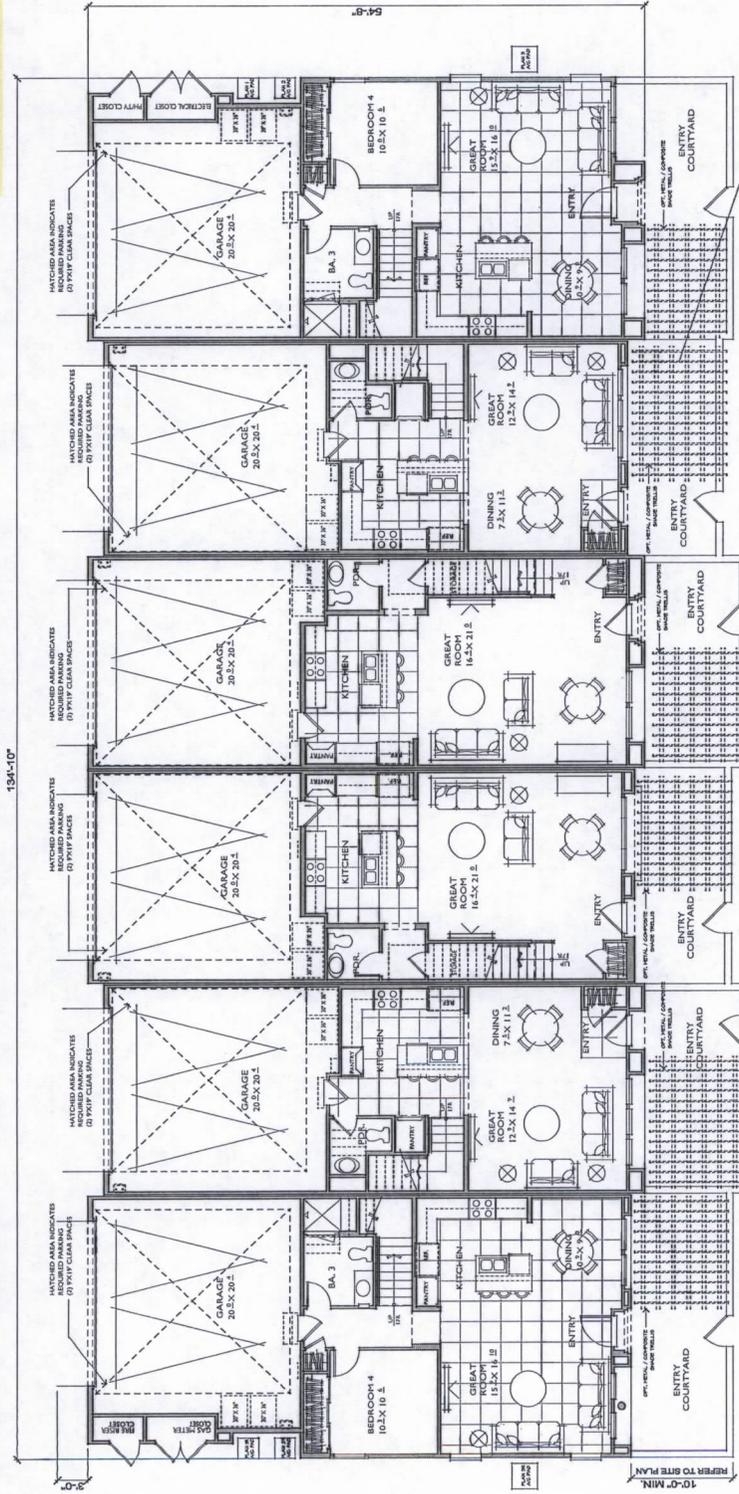
01.22.14

STANDARD PACIFIC HOMES

SIENA AT OCOTILLO
CHANDLER, AZ

152.13235

Basenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
CORPORATE: 480.888.4444



Note: Units that are not constructed with the optional trellis shown may add in the future subject to review and approval by the ORB and the CCR&S for Siena. All improvements shall match vendor, style, materials and colors of those constructed with the units by the builder.

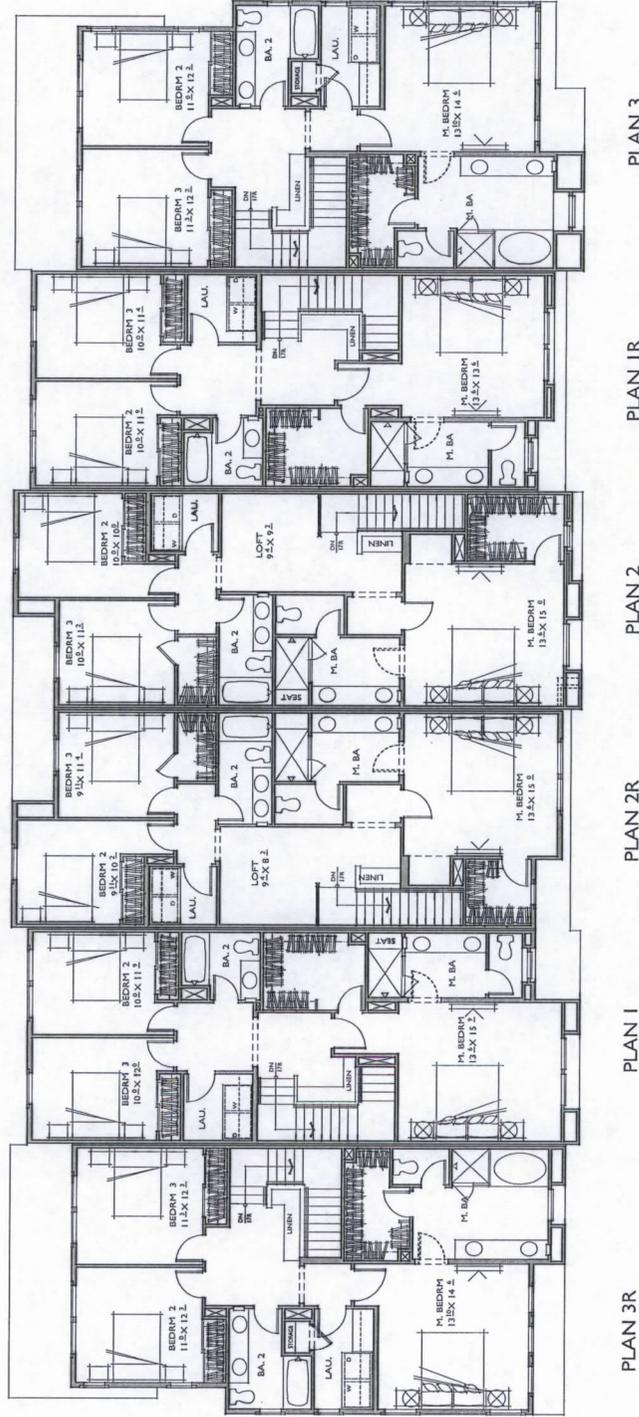
- PLAN 3R
4 BEDROOM
3 BATH
1,875 SQ. FT.
- PLAN 1
3 BEDROOM
2.5 BATH
1,590 SQ. FT.
- PLAN 2R
3 BEDROOM
2.5 BATH
1,623 SQ. FT.
- PLAN 2
3 BEDROOM
2.5 BATH
1,658 SQ. FT.
- PLAN 1
3 BEDROOM
2.5 BATH
1,545 SQ. FT.
- PLAN 3
4 BEDROOM
3 BATH
1,875 SQ. FT.

6 - PLEX BLDG. 'E'
COMPOSITE FIRST FLOOR
(SPANISH ROMANTICA ELEVATION)

01.22.14
152.13235
Bassenian Lagoni
ARCHITECTURE • PLANNING • INTERIORS
CORPORATE 310 MADISON LAGONI ARCHITECTS

SIENA AT OCOTILLO
CHANDLER, AZ

STANDARD PACIFIC HOMES



6 - PLEX BLDG. 'E'
 COMPOSITE SECOND FLOOR
 (SPANISH ROMANTICA ELEVATION)

SCALE 1/8" = 1'-0"

01.22.14
 Bassenian | Lagoni
 ARCHITECTURE • PLANNING • INTERIORS
 152.13235
 CONCEPT BY ANDERSONBARON

STANDARD PACIFIC HOMES

SIENA AT OCOTILLO
 CHANDLER, AZ

RESOLUTION NO. 4754

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "WATERS AT OCOTILLO AREA PLAN" FROM COMMERCIAL OFFICE/RETAIL TO SINGLE-FAMILY RESIDENTIAL ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF DOBSON ROAD AND MARKET PLACE

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 southeast corner of Dobson Road and Market Place; 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 "Water at Ocotillo Area Plan", has been adopted for the area located near the intersection of Price and Dobson roads and is bounded on the east by Jacaranda Parkway and the Market Place loop, on the west by Price Road;

WHEREAS, the applicant prepared this amendment to the existing "Waters at Ocotillo 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 Waters at Ocotillo Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on April 2, 2014, 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 _____, 2014.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4754 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 _____, 2014, and that a quorum was present thereat.

CITY CLERK

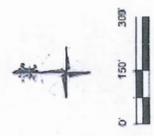
APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

EXISTING WATERS AT OCOTILLO
PARCEL 7



THE WATERS
AT OCOTILLO



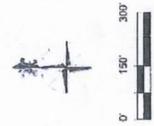
DEVELOPMENT
PLAN
PARCELS 1-8



PROPOSED SIENA AT OCOTILLO



THE WATERS
AT OCOTILLO



DEVELOPMENT
PLAN
PARCELS 1-8



Siena at Ocotillo
Parcel 7B
PAD Residential
9.83 gross acres

ORDINANCE NO. 4534

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 COMMERCIAL OFFIC/RETAIL TO PAD FOR ATTACHED SINGLE-FAMILY RESIDENTIAL IN CASE DVR13-0043 (SIENA AT OCOTILLO) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

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

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

SECTION I. Legal Description of Property:

SEE ATTACHMENT 'A'

Said parcel is hereby rezoned from PAD for commercial office/retail to PAD for attached single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "SIENA AT OCOTILLO", kept on file in the City of Chandler Planning Division, in File No. DVR13-0043, 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. 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.
8. Approval by the Planning Administrator 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.

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. 4534 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

LAB

PUBLISHED:

LEGAL DESCRIPTION:

BEING A PORTION OF THE EAST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE

GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 18, 222.89 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 04 SECONDS WEST, 2651.34 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 04 DEGREES 08 MINUTES 15 SECONDS WEST, 75.09 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 2335.00 FEET TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 16 MINUTES 48 SECONDS, HAVING AN ARC DISTANCE OF 541.20 FEET;

THENCE NORTH 55 DEGREES 18 MINUTES 29 SECONDS EAST, 27.83 FEET;

THENCE SOUTH 78 DEGREES 46 MINUTES 18 SECONDS EAST, 95.69 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 535.00 FEET TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 51 MINUTES 53 SECONDS, HAVING THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 51 MINUTES 53 SECONDS, HAVING ARC DISTANCE OF 26.75 FEET;

THENCE NORTH 63 DEGREES 07 MINUTES 40 SECONDS EAST, 37.07 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 16 DEGREES 57 MINUTES 28 SECONDS WEST, 560.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40 DEGREES 08 MINUTES 37 SECONDS, HAVING AN ARC DISTANCE OF 392.36 FEET;

THENCE SOUTH 32 DEGREES 53 MINUTES 55 SECONDS EAST, 425.26 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 640.00 FEET TO THE LEFT;

THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 43 MINUTES 57 SECONDS, HAVING AN ARC DISTANCE OF 41.69 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 31 SECONDS WEST, 755.67 FEET TO THE POINT OF BEGINNING.