#6

MAY 8 2014

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Planning Division - CC Memo No. 14-048**

DATE: MAY 8, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER mr
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: DVR13-0051/PPT13-0031 PESCARA
Introduction and Tentative Adoption of Ordinance No. 4539

Request: Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential development with Preliminary Development Plan (PDP) approval for subdivision layout, and Preliminary Plat approval for 46 lots on 19 acres

Location: East of the northeast corner of Gilbert and Riggs roads

Applicant: Troy Peterson; Bowman Consulting

RECOMMENDATION

The request is for Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential development with Preliminary Development Plan (PDP) approval for subdivision layout, and Preliminary Plat approval for 46 lots on 19 acres. Planning Commission and Planning Staff, upon finding consistency with the General Plan and Southeast Chandler Area Plan (SECAP), recommend approval with conditions.

BACKGROUND

The subject site is located east of the northeast corner of Gilbert and Riggs roads. North of the site are homes within a county island; east is the recently approved and under construction Jacaranda Place single-family residential subdivision; west is the custom Bela Flor single-family residential subdivision, and south, across Riggs Road is the Springfield Lakes master-planned community. The subject site recently went through the annexation and city-initial zoning process.

The General Plan identifies the subject site as being located within the SECAP, and as such, is designated as supporting Rural/Agrarian Character allowing for residential development to occur up to 3.5 dwelling units per acre. With a minimum lot size of 10,400 square feet, an overall density of 2.4 units per acre is provided. Due to density being less than 2.5 dwelling units per acre density incentives/amenities as outlined in the SECAP, are not required. Additionally, since all lots are greater than 10,000 square feet, the Residential Development Standards (RDS) for subdivision diversity do not apply; however, elements are incorporated into the overall design of the subdivision that meets the intent of both the SECAP and RDS.

SUBDIVISION LAYOUT

The request is for subdivision layout only. Housing product will be submitted at a later point in time and will require separate Preliminary Development Plan submittal and approval. The gated 46-lot single-family residential subdivision is accessed off of Riggs Road, with a secondary emergency access point being provided through the subdivision to the east.

The entrance is flanked with large landscaped areas. The gated entrance and perimeter wall designs are uniquely designed and incorporate a contemporary design with rural theming. Predominant use of wire mesh elements along with steel framing and vertical square tubing will produce a rusted appearance, creating a strong visual impact at the entrance of the subdivision. Additionally, the entrance and landscaping creates a landscape view corridor that extends to the north end of the subdivision. Within the view corridor are two community gathering spaces. Within the gathering spaces a substantial amount of turf area is provided, with the southern amenity area also providing a tot lot, and the northern most area providing a basketball court.

All lots are designed in a north/south orientation. While housing product will require a separate review, building setbacks and lot coverage are established with this request. Setbacks are consistent with the surrounding area and provide a five-foot and ten-foot side setback, 15-feet for side-entry or livable and 20-feet for forward facing garages. Rear setbacks will be 20-feet for single-story homes and 30-feet for two-story homes. Lots that back-up to Riggs Road will have ten-foot side yards. Additionally, all corner lots will be restricted to single-story.

As noted above, the emergency access drive is provided through the adjacent subdivision to the east. Based on the width of the subdivision (not being wide enough to properly accommodate two access points) and the access to the north of the subdivision (driving through county islands), the design team met with the developer to the east and an agreement was made to allow access through the adjacent subdivision. The emergency access will be gated.

Planning Commission and Planning Staff support the request finding that the subdivision adds additional housing stock to the area and that the proposed lot size and layout is consistent with the surrounding area.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Monday, January 27, 2014; six neighbors attended and had a number of general questions relating to the construction of the subdivision and overall expressed general support.

At the time of this writing, Planning Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 7 Opposed: 0

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan and the SECAP, recommend approval of DVR13-0051 PESCARA, Rezoning from AG-1 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "PESCARA", kept on file in the City of Chandler Planning Division, in File No. DVR13-0051, except as modified by condition herein.

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

3. 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.

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

5. 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.

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. 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.

10. 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 an aircraft engine testing facility and an airplane aerobatic training area 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 an aircraft engine testing facility and an airplane aerobatic training area, 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.

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

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan and the SECAP, recommend approval of DVR13-0051 PESCARA, PDP for subdivision layout, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "PESCARA", kept on file in the City of Chandler Planning Division, in File No. DVR13-0051, 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. All homes built on corner lots within the residential subdivision shall be single-story.

Preliminary Plat
Planning Commission and Planning Staff recommend approval of the Preliminary Plat PPT13-0031 PESCARA, 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.

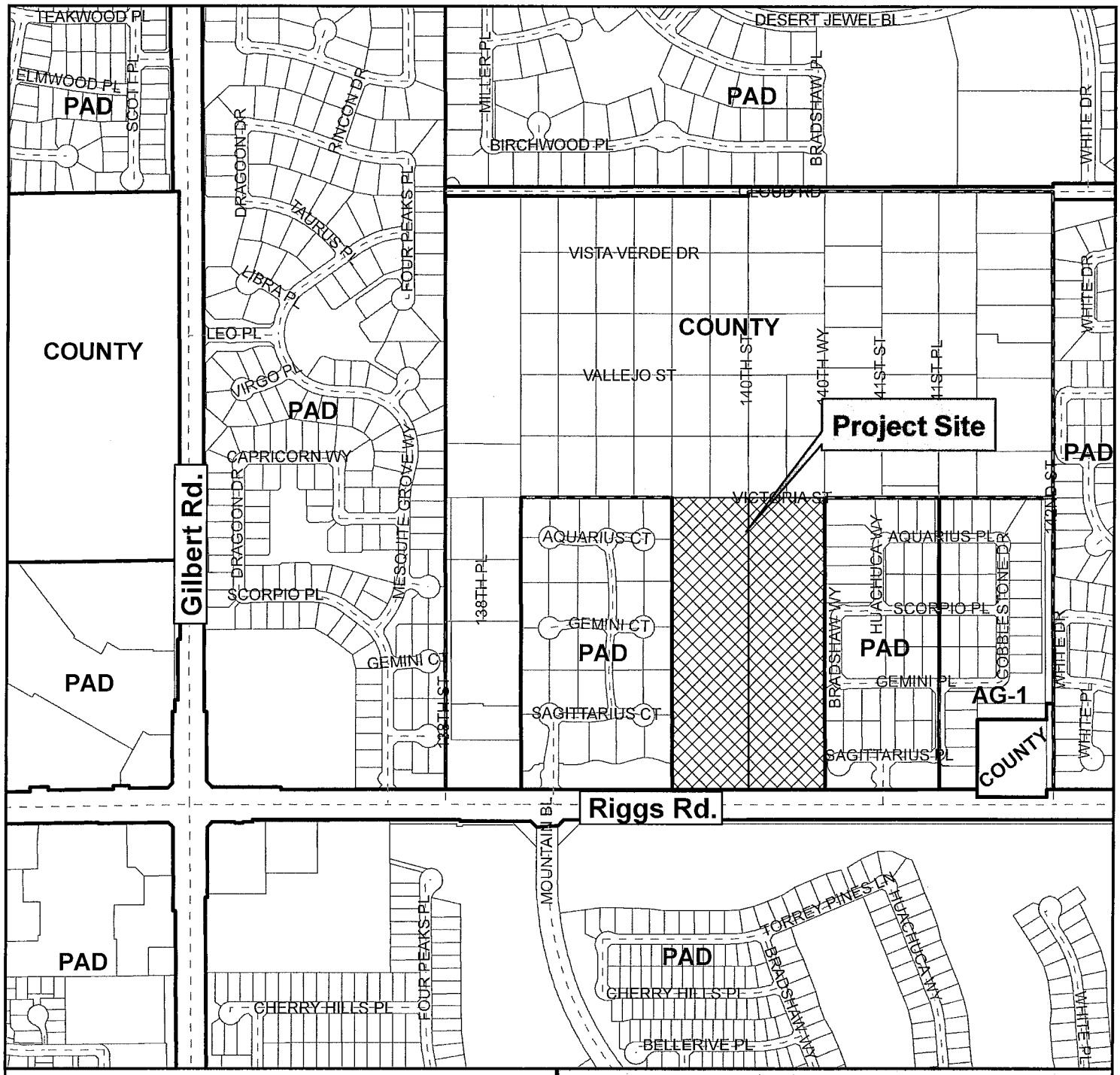
PROPOSED MOTIONS

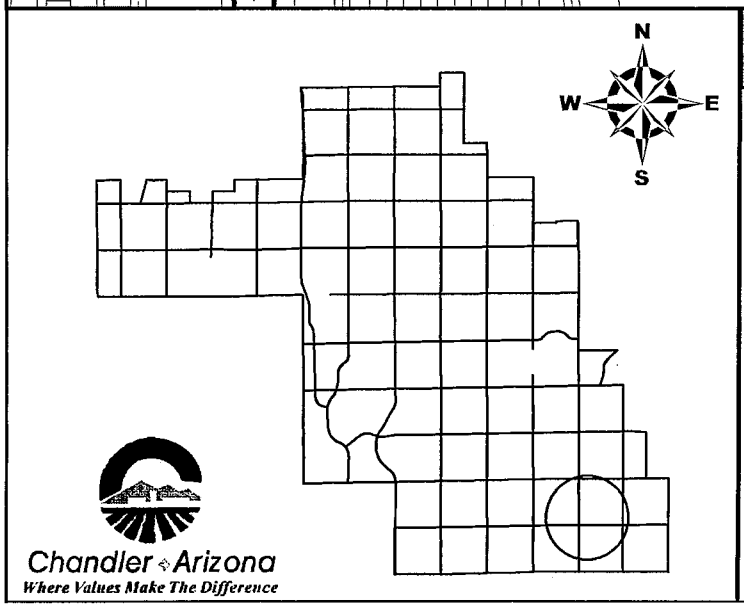
Rezoning
Move to introduce and tentatively adopt Ordinance No. 4539 approving DVR13-0051 PESCARA, Rezoning from AG-1 to PAD for single-family residential development, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Development Plan
Move to approve DVR13-0051 PESCARA, Preliminary Development Plan approval for subdivision layout, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Plat
Move to approve PPT13-0031 PESCARA, Preliminary Plat for 46 lots on a 19-acre site, subject to the condition recommended by Planning Commission and Planning Staff.

Attachments
1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Preliminary Plat
5. Ordinance No. 4539
6. Development Booklet



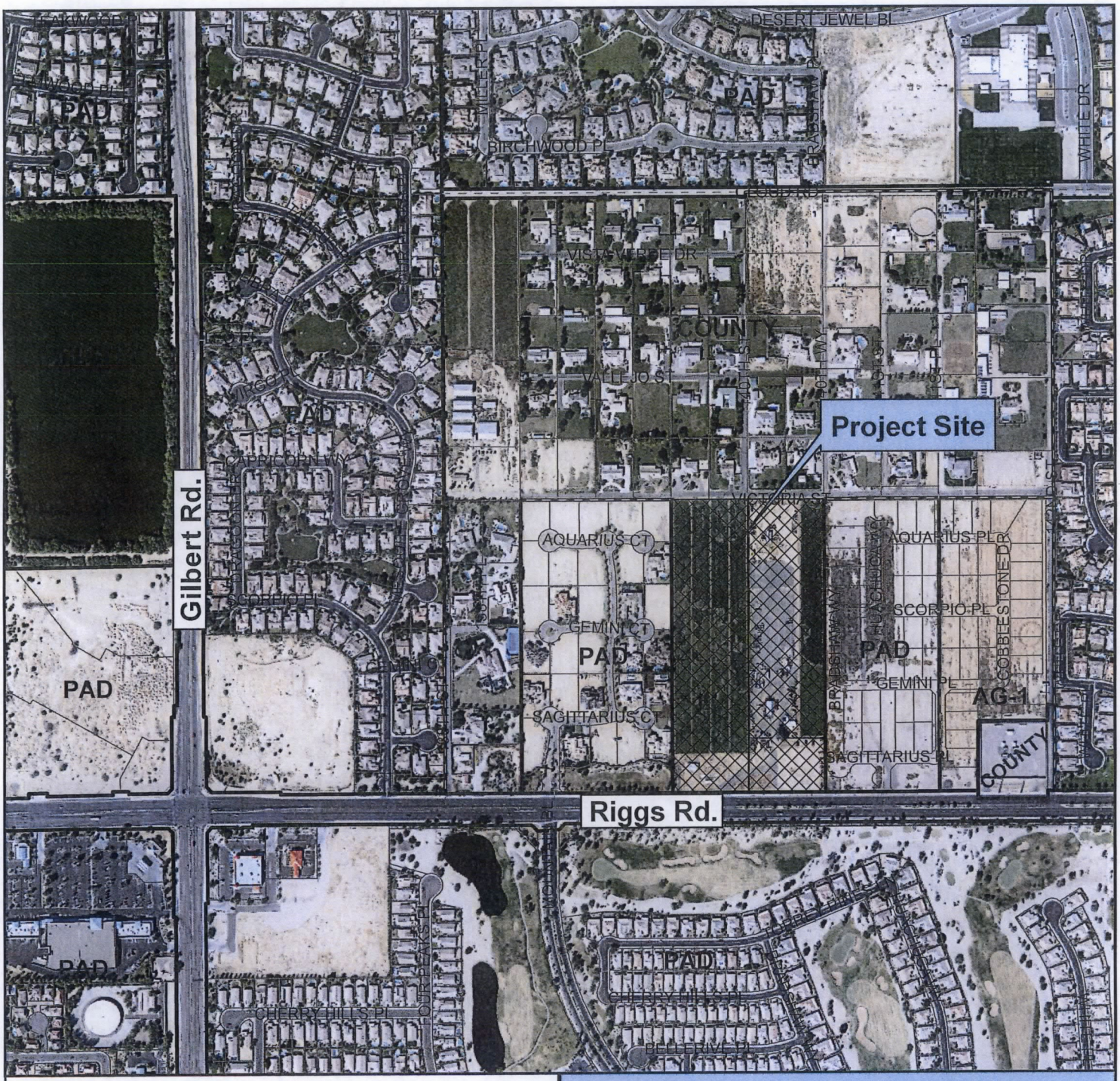


Vicinity Map

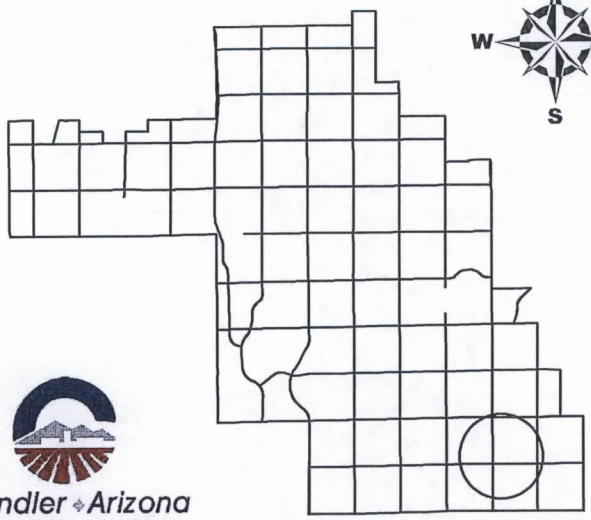
DVR13-0051

Pescara

CITY OF CHANDLER 1/2/2014



Vicinity Map



DVR13-0051

Pescara

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/2/2014

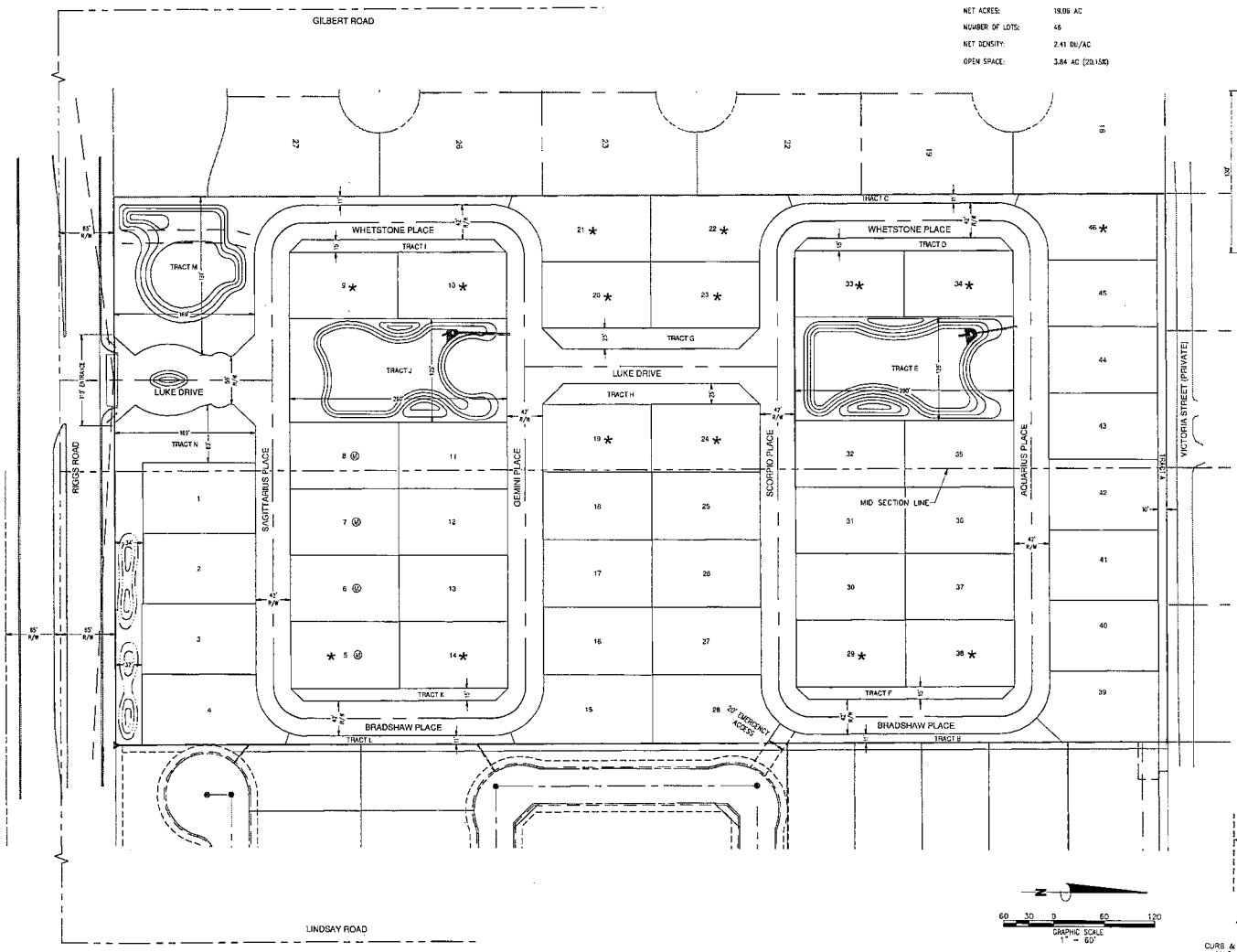
SITE DATA TABLE

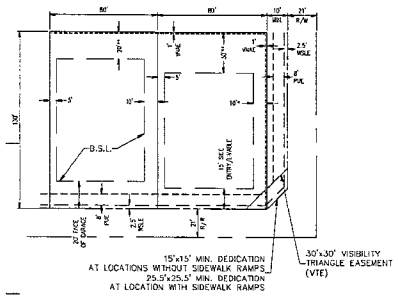
APPLICANT:	BOWMAN CONSULTING
DEVELOPER:	LCP PROPERTIES C/O WARD REAL ESTATE & DEVELOPMENT
EXISTING ZONING:	RU-43 (MARICOPA COUNTY)
PROPOSED ZONING:	PAD
GROSS ACRES:	20.04 AC
NET ACRES:	19.06 AC
NUMBER OF LOTS:	46
NET DENSITY:	2.41 DU/AC
OPEN SPACE:	3.84 AC (20.15%)

SETBACK TABLE

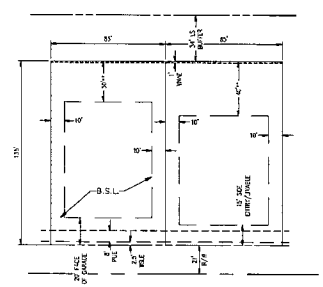
MINIMUM LOT SIZE:	80' X 130'
FRONT YARD SETBACK:	15' TO SIDE ENTRY/LIVEABLE 20' TO FACE OF GARAGE
**REAR YARD SETBACK:	20' FOR SINGLE STORY, 30' FOR TWO STORY 30' FOR SINGLE STORY, 40' FOR TWO STORY ALONG RIGGS RD
*SIDE YARD SETBACK:	5' AND 10', 10' AND 10' ALONG RIGGS RD
MAXIMUM LOT COVERAGE:	50%

* LOTS LIMITED TO SINGLE STORY HOMES

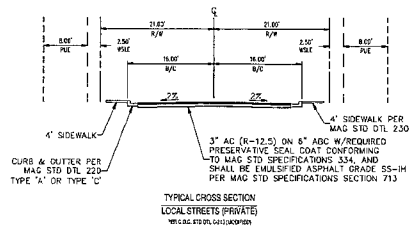




TYPICAL LOT DETAIL
N.T.S.



RIGGS ROAD LOT DETAIL
N.T.S.



TYPICAL CROSS SECTION
LOCAL STREETS (PRIVATE)
*PER C.O.C. STD DTL C.O.C. LOCAL STREET

Bowman CONSULTING

Bowman Consulting Group, Ltd.
1295 W. Washington, Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com
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SITE PLAN
PESCARA
MARICOPA COUNTY
CHANDLER, AZ

PROJECT NUMBER

32334 D. TROY PETERSON

PLAN STATUS

DATE	DESCRIPTION	
JS	DMC	TP
DESIGN	DRAWN	CHKD

SCALE H: 1"=60' V: NONE
JOB No. 9849-01-001
DATE : JAN 2014

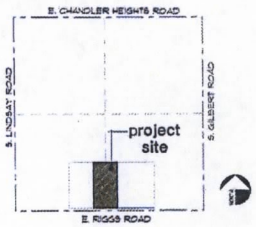
SP01
SHEET 01 OF 01

C.O.C. LOG NO. XXXXX-XXX

CAD FILE NAME: P:\9849 - Mazatlan\9849-01-001 (ENG)\Engineering\Exhibits\9849-SITE PLAN.dwg 03/18/2014

SITE PLAN

vicinity map:



plant schedule:

SYMBOL	BOTANICAL / COMMON NAME	SIZE
	TREES:	
	ACACIA ANEURA MULGA	15 GAL.
	CHILOPSIS LINEARIS 'ART'S SEEDLESS' SEEDLESS DESERT WILLOW	15 GAL.
	FRAXINUS VELUTINA 'FAN UEST' FAN UEST ASH	24" BOX
	PISTACIA X. 'RED PUSH' RED PUSH PISTACHE	24" BOX
	PHOENIX DACTYLIFERA DATE PALM	20 FT. TRUNK
	OLEA EUROPEA 'SIAN HILL' SIAN HILL OLIVE (MULTI-TRUNK)	24" BOX
	SHRUBS:	
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.
	RUSSELIA EQUISETIFORMIS CORAL FOUNTAIN	5 GAL.
	TECOMA STANS V. S. 'GOLD STAR' GOLD STAR YELLOW BELLS	5 GAL.
	TECOMA x 'GTORussian' BELLS OF FIRE tm BELLS OF FIRE	5 GAL.

SYMBOL	BOTANICAL / COMMON NAME	SIZE
	PENINSULAS / GROUND COVER:	
	CAREX TUMULICOLA BERKELEY SEDGE GRASS	1 GAL.
	HYMENOXYS ACAULIS ANGELITA DAISY	1 GAL.
	IPOMOEA BATATAS 'BLACKIE' (ANNUAL) PURPLE SWEET POTATO VINE 'BLACKIE'	1 GAL.
	LANTANA SSP. 'DALLAS RED' DALLAS RED LANTANA	1 GAL.
	LANTANA SSP. 'NEW GOLD' YELLOW LANTANA	1 GAL.
	ACACIA REDOLENS 'DESERT CARPET' TM DESERT CARPET	1 GAL.
	CYNODON DACTYLON 'MID-IRON' MID-IRON BERMUDA GRASS	SOD
	GRASSES:	
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLOND AMBITION BLUE GRAMA (tm)	5 GAL.
	MUHLENBERGIA L. 'AUTUMN GLOW' AUTUMN GLOW DEER GRASS	5 GAL.
	PENNISETUM SETACEUM 'CUPREUM' PURPLE FOUNTAIN GRASS	5 GAL.

SYMBOL	BOTANICAL / COMMON NAME	SIZE
	ACCENTS:	
	AGAVE AMERICANA VAR. MARGINATA VARIEGATED CENTURY PLANT	5 GAL.
	AGAVE DESMETTIANA AGAVE	5 GAL.
	ALOE X 'BLUE ELF' BLUE ELF ALOE	3 GAL.
	EUPHORBIA RIGIDA GOPHER PLANT	5 GAL.
	CHAMAEROPS HUMILIS (MULTI-HEAD) MEDITERRANEAN FAN PALM	24" BOX
	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL.
	PEDILANTHUS MACROCARPUS LADY'S SLIPPER	15 GAL.
	VINES:	
	BIGNONIA RADICANS 'TANGERINE BEAUTY' COMMON TRUMPET CREEPER	5 GAL.
	BOUGAINVILLEA S. 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	5 GAL.

NORTH

0 25' 50' 100'

Scale: 1" = 50'

Pescara

Chandler, Arizona

Ward Development

2152 S. Vineyard, Ste. 123, Mesa, Arizona 85210

WARD REAL ESTATE
A DEVELOPMENT COMPANY

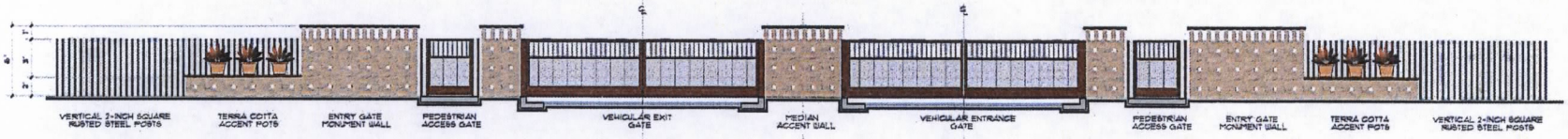
Graythorn Design Studio
Planning
Landscape Architecture
1841 E. Harrison Street
Chandler, AZ. 85225
480 752 7110
480 752 1015 fax

Date : February 20, 2013

conceptual landscape plan

LANDSCAPE PLAN

community entry landscape plan - plan view



community entrance gates & accent wall - elevation

Pescara

Chandler, Arizona

Ward Development

2152 S. Vineyard, Ste. 123, Mesa, Arizona 85210

WARD REAL ESTATE & DEVELOPMENT COMPANY

Graythorn Design Studio
Planning
Landscape Architecture
1961 E. Harrison Street
Chandler, AZ. 85225
480 782 1110
480 782 1015 fax

Date : February 20, 2013

community entry landscape plan

PRELIMINARY PLAT
FOR
PESCARA

A PORTION OF THE SOUTH HALF OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO.1:

THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ONE HALF OF ALL MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 8409 PAGE 315, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPTING THEREFROM, THAT PORTION CONVEYED TO CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, BY GENERAL WARRANTY DEED RECORDED SEPTEMBER 05, 2008 AS 2008-774065 OF OFFICIAL RECORDING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 32.00 FEET OF THE SOUTH 65.00 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTIONS 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTIONS 30;

THENCE NORTH 00° 05' 15" WEST, ALONG THE NORTH-SOUTH MID-SECTIONS LINE OF SAID SECTIONS 30, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00° 05' 15" WEST ALONG SAID LINE, A DISTANCE OF 32.00 FEET;

THENCE NORTH 89° 56' 18" EAST, BEING PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 330.26 FEET;

THENCE SOUTH 00° 05' 31" EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTIONS, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 89° 56' 18" WEST, BEING PARALLEL WITH AND 33.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 330.29 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTIONS 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ONE-HALF OF ALL MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 8409 PAGE 312, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPTING THEREFROM, THAT PORTION CONVEYED TO CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, BY GENERAL WARRANTY DEED RECORDED SEPTEMBER 05, 2008 AS 2008-774053 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 32.00 FEET OF THE SOUTH 65.00 FEET OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTIONS 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30;

THENCE NORTH 00° 05' 15" WEST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 30, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89° 56' 19" WEST, BEING PARALLEL WITH AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 330.26 FEET;

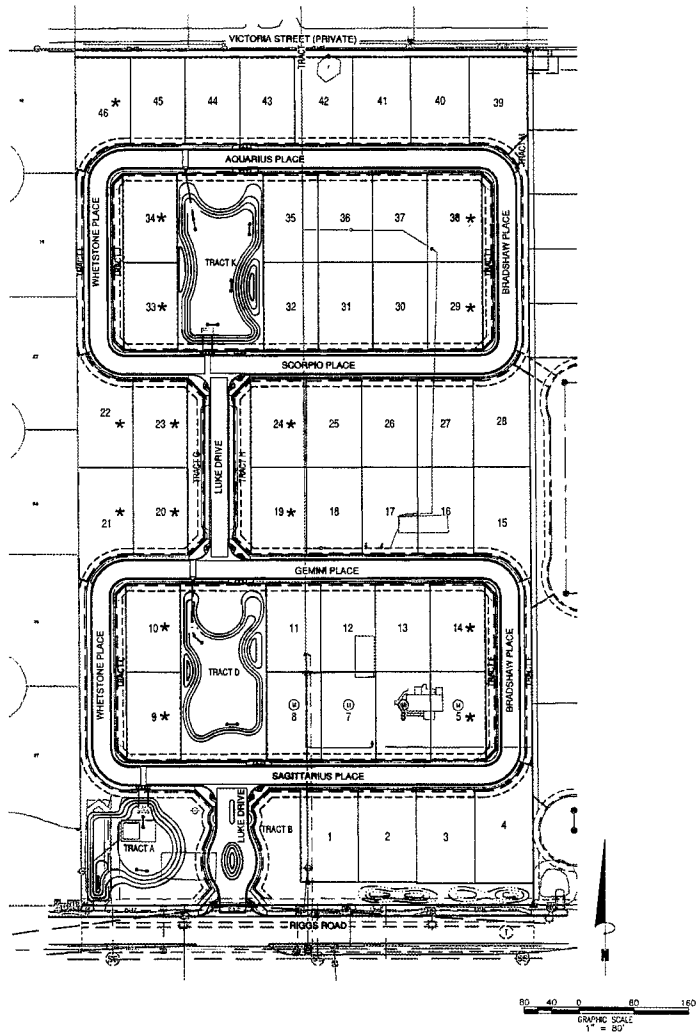
THENCE NORTH 00° 05' 50" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 32.00 FEET;

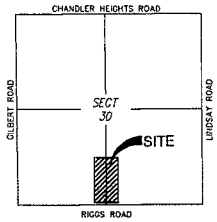
THENCE NORTH 89° 56' 19" EAST, BEING PARALLEL WITH AND 65.00 FEET NORTH OF SAID SOUTH LINE A DISTANCE OF 330.27 FEET;

THENCE SOUTH 00° 05' 15" EAST, ALONG SAID NORTH-SOUTH MID-SECTION LINE OF SECTION 30, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING.

LEGEND

●	BRASS CAP FLUSH		BOUNDARY LINE
○	MONUMENT AS NOTED		SECTION LINE
⊠	BRASS CAP IN HAND HOLE		LOT LINE
●	FOUND 1/2" REBAR		EASEMENT LINE
○	SEWER MANHOLE	R/W	RIGHT OF WAY
●	FIRE HYDRANT	1372	EXISTING CONTOUR & ELEVATION
●	WATER VALVE		EXISTING FENCE
	DRAINAGE FLOW DIRECTION	EX W	EXISTING WATER
Ⓖ	EXISTING GAS MANHOLE	EX S	EXISTING SEWER
Ⓔ	EXISTING SANITARY SEWER MANHOLE	EX G	EXISTING GAS
	EXISTING SIGN	OHE	EXISTING OVERHEAD UTILITY LINES
Ⓔ	EXISTING ELECTRICAL PULL BOX	8"S	PROPOSED SEWER
Ⓣ	EXISTING TELEPHONE PEDISTAL	8"W	PROPOSED WATER
	EXISTING GUY WIRE	M	MODEL HOME COMPLEX
	EXISTING POWER POLE	PUE	PUBLIC UTILITY EASEMENT
	EXISTING TRAFFIC LIGHT	VNAE	VEHICULAR NON-ACCESS EASEMENT
	EXISTING STREET LIGHT	VTE	VISIBILITY TRIANGLE EASEMENT
★	LOTS LIMITED TO SINGLE STORY HOMES	WSLE	WATER & STREET LIGHT EASEMENT





VICINITY MAP
NOT TO SCALE

DEVELOPER:
LCP PROPERTIES C/O WARD REAL ESTATE & DEVELOPMENT
2152 SOUTH VINEYARD ROAD #123
MESA, ARIZONA 85210
PHONE: (480) 899-4330
CONTACT: SCOTT WARD

ENGINEER:
BOWMAN CONSULTING
1295 WEST WASHINGTON ST.
SUITE 108
TEMPE, AZ 85281
PHONE: (480) 629.8830
CONTACT: TROY PETERSON

BASIS OF BEARING
BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:
NORTH 89 DEGREES 45 MINUTES 13 SECONDS EAST

BENCHMARK
CoC BENCHMARK 54A:
SECTION 36, T2S, R5E, 3" BRASS CAP IN CONCRETE 79' SOUTH, 65' WEST OF INTERSECTION OF RIGGS RD. AND GILBERT RD; 2' WEST OF BACK OF CURB.

NORTHING:	807539.419
EASTING:	739000.857
ELEVATION:	1251.92 (NGVD 29)
	1253.53 (NAVD 88)
EQUATION:	NGVD 29 + 1.61 = NAVD 88

SITE DATA

ZONING:	
EXISTING	RESIDENTIAL-COMMERCIAL
PROPOSED	PAD (SINGLE-FAMILY RESIDENTIAL)
F.E.M.A. ZONE:	ZONE "X"
TOTAL SINGLE FAMILY LOTS:	46
GROSS AREA:	20.04 ac
NET AREA:	19.06 ac
OPEN SPACE:	3.84 ac (20.15%)
DENSITY (net):	2.41 du/ac

MIN LOT SIZE	60' X 130'
MIN LOT AREA	10,400 SF
MAX LOT AREA	12803.44
AVERAGE LOT AREA	10709.35 SF

LATITUDE: 33°13'16" N
LONGITUDE: 111°46'53" W

UTILITIES SERVICES

WATER:	CITY OF CHANDLER
SEWER:	CITY OF CHANDLER
ELECTRIC:	SALT RIVER PROJECT
TELEPHONE:	CENTURY LINK
CABLE:	COX COMMUNICATIONS
GAS:	SOUTHWEST GAS
RECLAIMED WATER:	CITY OF CHANDLER
IRRIGATION:	SALT RIVER PROJECT

FLOOD ZONE CERTIFICATION:
ACCORDING TO THE FLOOD INSURANCE RATE MAP 04013C0335H, DATED SEPTEMBER 30, 2005 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAT 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTES:
1. 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.
2. 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 IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
3. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
4. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

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PRELIMINARY PLAT COVER SHEET
PESCARA
MARICOPA COUNTY
CHANDLER, AZ

PROJECT NUMBER

32334 C. TROY PETERSON

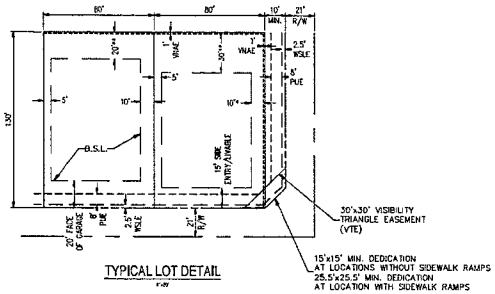
PLAN STATUS

DATE	DESCRIPTION	
JG	DMC	TP
DESIGN	DRAWN	CHKD
SCALE	H: 1"=80' V: NONE	
JOB No. 8849-01-001		
DATE : 23 DEC 2013		

PP01
SHEET 01 OF 03

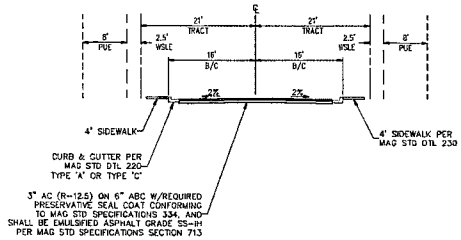
C.O.C. LOG NO. PPT13-0031

CAD FILE NAME: P:\8849 - Marcelian\8849-01-001 (ENG)\Engineering\Engineering Plans\Preliminary Plat\8849-PR-001-COV.dwg 02/24/2014

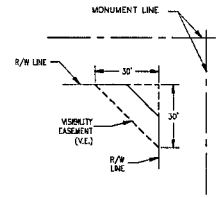


TYPICAL LOT DETAIL

NOTES:
** 30' REAR SETBACK FOR TWO STORY HOMES AND 20' REAR SETBACK FOR SINGLE STORY HOMES.
* 10' SIDE SETBACK AT CORNER LOTS.



PRIVATE STREET SECTION



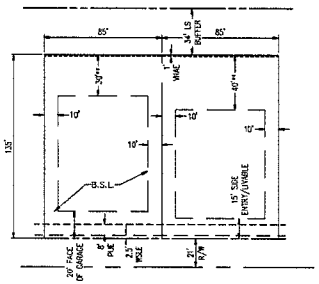
30'x30' VISIBILITY EASEMENT

LOT AREA	
LOT #	AREA
1	11473.00 SF
2	11473.00 SF
3	11645.00 SF
4	12883.44 SF
5	10466.47 SF
6	10400.00 SF
7	10400.00 SF
8	10400.00 SF
9	10421.92 SF
10	10465.70 SF
11	10400.00 SF
12	10400.00 SF
13	10399.99 SF
14	10422.18 SF
15	11928.47 SF
16	10579.78 SF
17	10579.78 SF
18	10579.78 SF
19	10579.78 SF
20	10400.00 SF

LOT AREA	
LOT #	AREA
21	11511.88 SF
22	11542.79 SF
23	10400.00 SF
24	10579.78 SF
25	10579.78 SF
26	10579.78 SF
27	10579.78 SF
28	11478.83 SF
29	10466.47 SF
30	10400.00 SF
31	10400.00 SF
32	10400.00 SF
33	10400.00 SF
34	10400.00 SF
35	10400.00 SF
36	10400.00 SF
37	10400.00 SF
38	10422.18 SF
39	11316.63 SF
40	11050.60 SF

LOT AREA	
LOT #	AREA
41	11050.00 SF
42	11050.00 SF
43	10400.00 SF
44	10400.00 SF
45	10400.00 SF
46	11555.86 SF

RIGGS ROAD



RIGGS ROAD LOT DETAIL

NOTE:
** 40' REAR SETBACK FOR TWO STORY HOMES ALONG RIGGS ROAD AND 30' REAR SETBACK FOR SINGLE STORY HOMES ALONG RIGGS ROAD.

TRACT AREA TABLE			
TRACT	USE	AREA (sf)	AREA (ac)
A	OPEN SPACE, LANDSCAPING, RETENTION, SEWER EASEMENT	34847.10	0.8000
B	OPEN SPACE, LANDSCAPING	21551.50	0.4948
C	OPEN SPACE, LANDSCAPING	3675.00	0.0844
D	OPEN SPACE, LANDSCAPING, RETENTION, AMENITY	32455.35	0.7451
E	OPEN SPACE, LANDSCAPING	3675.01	0.0844
F	OPEN SPACE, LANDSCAPING	2902.57	0.0666
G	OPEN SPACE, LANDSCAPING	5875.00	0.1349
H	OPEN SPACE, LANDSCAPING	5875.00	0.1349
I	OPEN SPACE, LANDSCAPING	2902.57	0.0666
J	OPEN SPACE, LANDSCAPING	3675.01	0.0844
K	OPEN SPACE, LANDSCAPING, RETENTION, AMENITY	32538.17	0.7470
L	OPEN SPACE, LANDSCAPING	3675.01	0.0844
M	EXIST. 10' EASEMENT – DOCKET 15244-355, M.C.R.	6647.93	0.1526

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PRELIMINARY PLAT NOTES AND DETAILS

PESCARA

MARICOPA COUNTY

CHANDLER, AZ.

PROJECT NUMBER

32334 D. TROY PETERSON

PLAN STATUS

DATE	DESCRIPTION	
JS	DMC	TP
DESIGN	DRAWN	CHKD
SCALE	H: NONE V: NONE	

JOB No. 9849-01-001

DATE : 23 DEC 2013

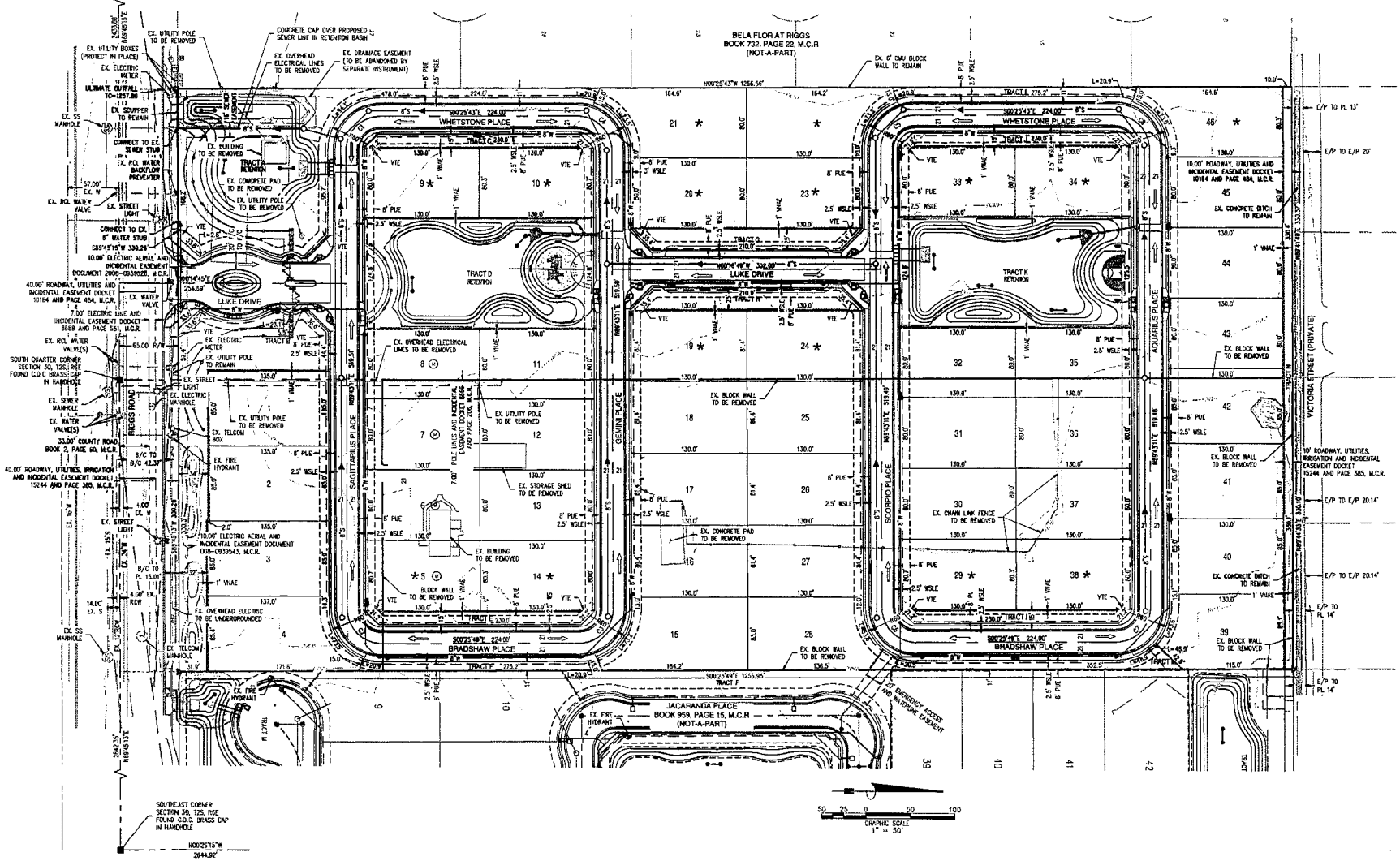
SHEET PP02 02 OF 03

C.O.C. LOG NO. PP113-0031

CAD FILE NAME: P:\9849 - Maculation\9849-01-001 (DWG)\Engineering\Engineering Plans\Preliminary Plat\9849-PR-001-COV.dwg 02/24/2014

PARCEL CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C1	61.16'	39.00'	89°51'06"
C2	61.36'	39.00'	90°09'01"
C3	61.16'	39.00'	89°50'59"
C4	61.36'	39.00'	90°08'54"

PARCEL CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C5	61.16'	39.00'	89°51'06"
C6	61.36'	39.00'	90°09'01"
C7	61.16'	39.00'	89°50'59"
C8	61.36'	39.00'	90°08'54"



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PRELIMINARY PLAT SHEET

PESCARA

CHANDLER, AZ. MARICOPA COUNTY

PROJECT NUMBER

32334 D. TROY PETERSON

PLAN STATUS

DATE	DESCRIPTION	
JS DESIGN	DMC DRAWN	TP CHKD
SCALE	H: 1"=50' V: NONE	
JOB No. 9849-01-001		
DATE : 23 DEC 2013		

PP03

SHEET 03 OF 03

C.O.C. LOG NO. PPT13-0031

ORDINANCE NO. 4539

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY RESIDENTIAL IN CASE (DVR13-0051 PESCARA) 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 "PESCARA", kept on file in the City of Chandler Planning Division, in File No. DVR13-0051, except as modified by condition herein.

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

3. 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.

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

5. 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.

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. 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.

10. 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 an aircraft engine testing facility and an airplane aerobatic training area 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 an aircraft engine testing facility and an airplane aerobatic training area, 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.

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

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. 4539 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:

APRIL 21, 2014
PROJECT # 9849-00-001

ATTACHMENT 'A'

LEGAL DESCRIPTION
PESCARA
OVERALL BOUNDARY

PARCEL NO.1:
THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ONE HALF OF ALL MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 8409, PAGE 315, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPTING THEREFROM, THAT PORTION CONVEYED TO CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, BY GENERAL WARRANTY DEED RECORDED SEPTEMBER 05, 2008 AS 2008-774065 OF OFFICIAL RECORDING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 32.00 FEET OF THE SOUTH 65.00 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30;

THENCE NORTH 00°05'15" WEST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 30, A DISTANCE OF 33.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°05'15" WEST ALONG SAID LINE, A DISTANCE OF 32.00 FEET;

THENCE NORTH 89°56'18" EAST, BEING PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 330.28 FEET;

THENCE SOUTH 00°06'31" EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 89°56'18" WEST, BEING PARALLEL WITH AND 33.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 330.29 FEET TO THE **POINT OF BEGINNING**.

PARCEL NO. 2:
THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ONE-HALF OF ALL MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 8409, PAGE 312, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPTING THEREFROM, THAT PORTION CONVEYED TO CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, BY GENERAL WARRANTY DEED RECORDED SEPTEMBER 05, 2008 AS 2008-774053 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 32.00 FEET OF THE SOUTH 65.00 FEET OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30;

THENCE NORTH 00°05'15" WEST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 30, A DISTANCE OF 33.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°56'19" WEST, BEING PARALLEL WITH AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 330.26 FEET;

THENCE NORTH 00°05'50" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 32.00 FEET;

THENCE NORTH 89°56'19" EAST, BEING PARALLEL WITH AND 65.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 330.27 FEET;

THENCE SOUTH 00° 05' 15" EAST, ALONG SAID NORTH-SOUTH MID-SECTION LINE OF SECTION 30, A DISTANCE OF 32.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 830,126 SQUARE FEET OR 19.0571 ACRES, MORE OR LESS.