

JUL 10 2014

RESOLUTION NO. 4783

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "SPRINGFIELD LAKES AREA PLAN" FROM MULTI-FAMILY RESIDENTIAL TO SINGLE-FAMILY RESIDENTIAL ON PROPERTY LOCATED AT THE SOUTHWEST CORNER OF LINDSAY AND RIGGS ROADS

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 southwest corner of Lindsay and Riggs roads; 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 "Springfield Lakes Area Plan", has been adopted for the area bounded by Riggs Road, Gilbert Road, Lindsay Road, and Hunt Highway;

WHEREAS, the applicant prepared this amendment to the existing "Springfield Lakes 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 Chandler Airpark Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on June 18, 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.



7
JUL 10 2014
Chandler
All-America City
2010

MEMORANDUM **Planning Division - CC Memo No. 14-069**

DATE: JULY 10, 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 *KA*

FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*

SUBJECT: APL14-0005 SPRINGFIELD LAKES AREA PLAN AMENDMENT/DVR14-0001/PPT14-0002 LONE TREE
Adoption of Resolution No. 4783
Introduction and Tentative Adoption of Ordinance No. 4552

Request: Area Plan Amendment to the Springfield Lakes Area Plan, amending roughly 21 acres from Multi-Family Residential to Single-Family Residential, along with rezoning from Planned Area Development (PAD) for condominiums to PAD for single-family residential, Preliminary Development Plan (PDP) approval for subdivision layout and housing product, and Preliminary Plat approval for a 72-lot single-family residential subdivision

Location: Southwest corner of Riggs and Lindsay roads

Applicant: Jason Hadley; Hadley Design Group, Inc.

RECOMMENDATION

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Southeast Chandler Area Plan, recommends approval with conditions.

BACKGROUND

The 21-acre subject site located at the southwest corner of Riggs and Lindsay roads is currently zoned PAD for condominiums. The site is located within both the Southeast Chandler Area Plan (SECAP) and the Springfield Lakes Area Plan. West of the site is the Lone Tree golf course as part of the master-planned Solera residential development. South are single-family homes as part

of the Solera community and a City of Chandler well site. East is Lindsay Road with the Sun Groves single-family residential subdivision and a vacant commercial corner east of the arterial. North is Riggs Road with the Shadow Ridge commercial condominium development north of the arterial.

AREA PLAN AMENDMENT

The site is part of both the SECAP and Springfield Lakes Area Plan. Within both plans the site is designated as supporting residential development, with the Springfield Lakes Area Plan further restricting the site to age-restricted multi-family residential development. The Springfield Lakes Area Plan was adopted in 1998 and encompasses roughly 616 acres that covers the square mile bounded by Riggs Road, Gilbert Road, Lindsay Road, and Hunt Highway. The SECAP was adopted in 1999 and designated the Springfield Lakes Area Plan as supporting Traditional Suburban Character residential development. The request is to amend the area plan from multi-family residential to single-family residential. The request is consistent with the SECAP.

SUBDIVISION LAYOUT

Two points of access are provided for the subdivision, with the main entry located on Riggs Road and a secondary access on Lindsay Road. The development is gated, maintaining consistency with this portion of the Solera master planned community.

Two lot sizes are provided for the 72-lot subdivision, and designed so that the varying lot sizes are in blocks. Lot sizes are 52' x 115' (5,980 sq. ft.) and 64' x 115' (7,360 sq. ft.). The lot sizes are consistent with the larger Solera community which has a lot size range of 45', 65', and 75' wide lots. With the addition of the request, the density for the entire Solera community is 2.9 dwelling units per acre, well within the allowed density range of the SECAP.

An outdoor amenity area is provided at the terminus of the Riggs Road entry. A walking path is provided along the eastern portion of the subdivision that winds its way through a block of homes connecting the eastern and western portions of the subdivision. Consistent with requirements in the SECAP, substantial landscape tract widths along Riggs and Lindsay roads are provided. Perimeter walls are designed to be consistent with the larger community.

HOUSING PRODUCT

Eight housing plans are provided, with three elevation styles per plan. Four plans are provided for both lot widths, ensuring diversity. Home designs, general layout, and architectural styles are consistent with the surrounding community. All homes are single-story. Square footages range from 1,573 up to 2,514 sq. ft.

DISCUSSION

Two site plans are presented for review and approval. The site plans are in response to the fact that the subject site is currently not incorporated into the surrounding Solera neighborhood since the site has held a multi-family designation since the establishment of the community. Since the request is to rezone the property to single-family, the developer is desirous to incorporate the community into the larger Solera community. The developer has been working with the homeowner's association (HOA); however a majority vote from the community is required and

has yet been taken. The development team continues to work with both the HOA and interested residents.

The first site plan (preferred by Staff and the homebuilder) provides for a single point of access off of Riggs Road. This plan is proposed in the event that the subdivision is able to be incorporated into the larger community. Assuming that the site is incorporated within the larger community, the cul-de-sac that is located at the site's southwestern edge will be modified to allow through traffic. The second plan is designed in response to if the subdivision proposal does not receive the necessary votes from the community to be incorporated and provides two gated points of access (one along each arterial street frontage). If the incorporation does not occur, then the cul-de-sac will remain as is. Both site plans meet development requirements.

It should be noted that the tabs indicating the product plans were mixed during the binding process; the number shown on the plans are the correct numbers. The booklets will be corrected in time for Council.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Monday, April 14, 2014; 165 residents attended, with many of them being couples. Overall, general support was provided for the development.
- A second neighborhood meeting was held on Monday, June 9, 2014, with roughly 300 neighbors attending. No direct opposition to the zoning request was stated, but rather concerns about the development incorporating into the larger community and how additional residents may tax the neighborhood facilities were expressed. A third neighborhood meeting was held Saturday, June 14, 2014. An HOA vote on the incorporation into the Solera community has yet to be taken due to the seasonal nature of the community; however the HOA has expressed initial support.
- At the time of this writing, Planning Staff has received a couple of phone calls from residents supporting the request for the single-family development but having concerns over the connection to the larger community. Planning Staff has not received any phone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 0 Absent: 2 (Cunningham, Donaldson)

During the Study Session a Commissioner requested that in the event the cart storage garage option is chosen, a window be provided. The applicant has been unable to get the option included with the development booklet, but will have the option drawn for Planning Staff review during the permitting process.

RECOMMENDED ACTIONS

Area Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan and SECAP, recommend approval of APL14-0005 SPRINGFIELD LAKES AREA PLAN AMENDMENT, Area Plan amendment from Multi-Family Residential to Single-Family Residential.

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan and SECAP, recommend approval of DVR14-0001 LONE TREE, Rezoning from PAD for condominiums to PAD for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "LONE TREE" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0001, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
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. 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. Construction shall commence above foundation walls within three (3) years of the 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.
7. 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.

8. 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.
9. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan and SECAP, recommend approval of DVR14-0001 LONE TREE, 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 "LONE TREE", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0001, except as modified by condition herein.
2. 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.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

Preliminary Plat

Planning Commission and Planning Staff recommend approval of the Preliminary Plat PPT14-0002 LONE TREE, subject to the following condition.

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

PROPOSED MOTIONS

Area Plan

Move to adopt Resolution No. 4783 approving APL14-0005 SPRINGFIELD LAKES AREA PLAN AMENDMENT, Area Plan amendment from Multi-Family Residential to Single-Family Residential as recommended by Planning Commission and Planning Staff.

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4552 approving DVR14-0001 LONE TREE, Rezoning from PAD for condominiums to PAD for single-family residential, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

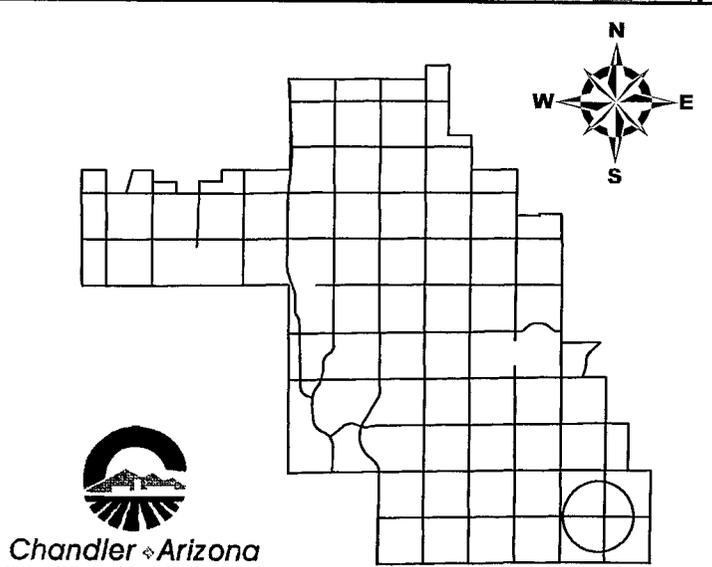
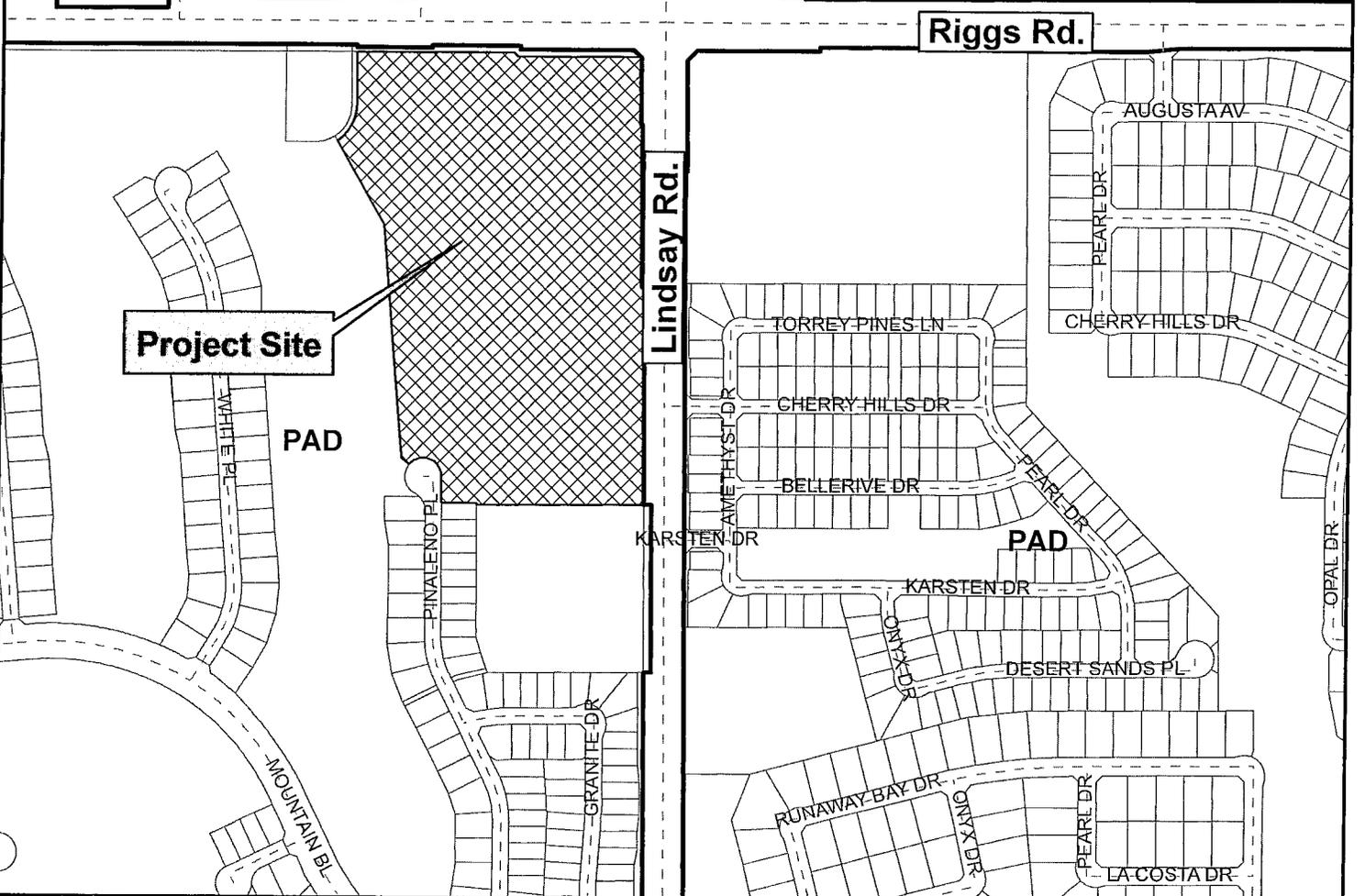
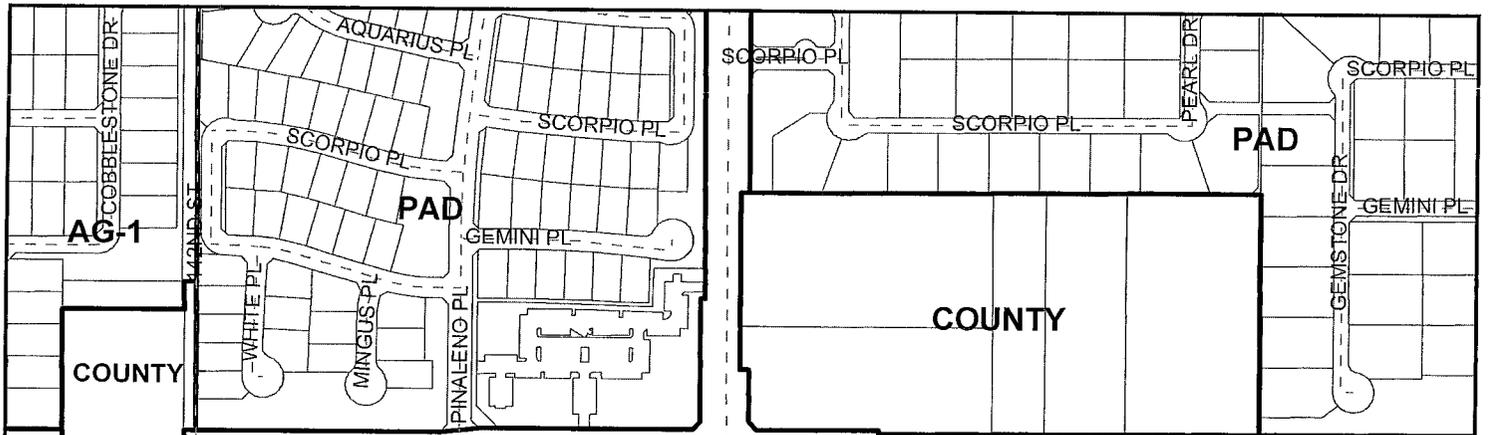
Move to approve DVR14-0001 LONE TREE, Preliminary Development Plan for subdivision layout and housing product, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Plat

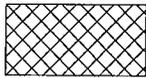
Move to approve PPT14-0002 LONE TREE, Preliminary Plat for a 72-lot single-family residential subdivision, subject to the condition recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plans
3. Landscape Plan
4. Area Plan Maps
5. Floor Plan/Elevation Representations
6. Preliminary Plat
7. Resolution No. 4783
8. Ordinance No. 4552
9. Development Booklet



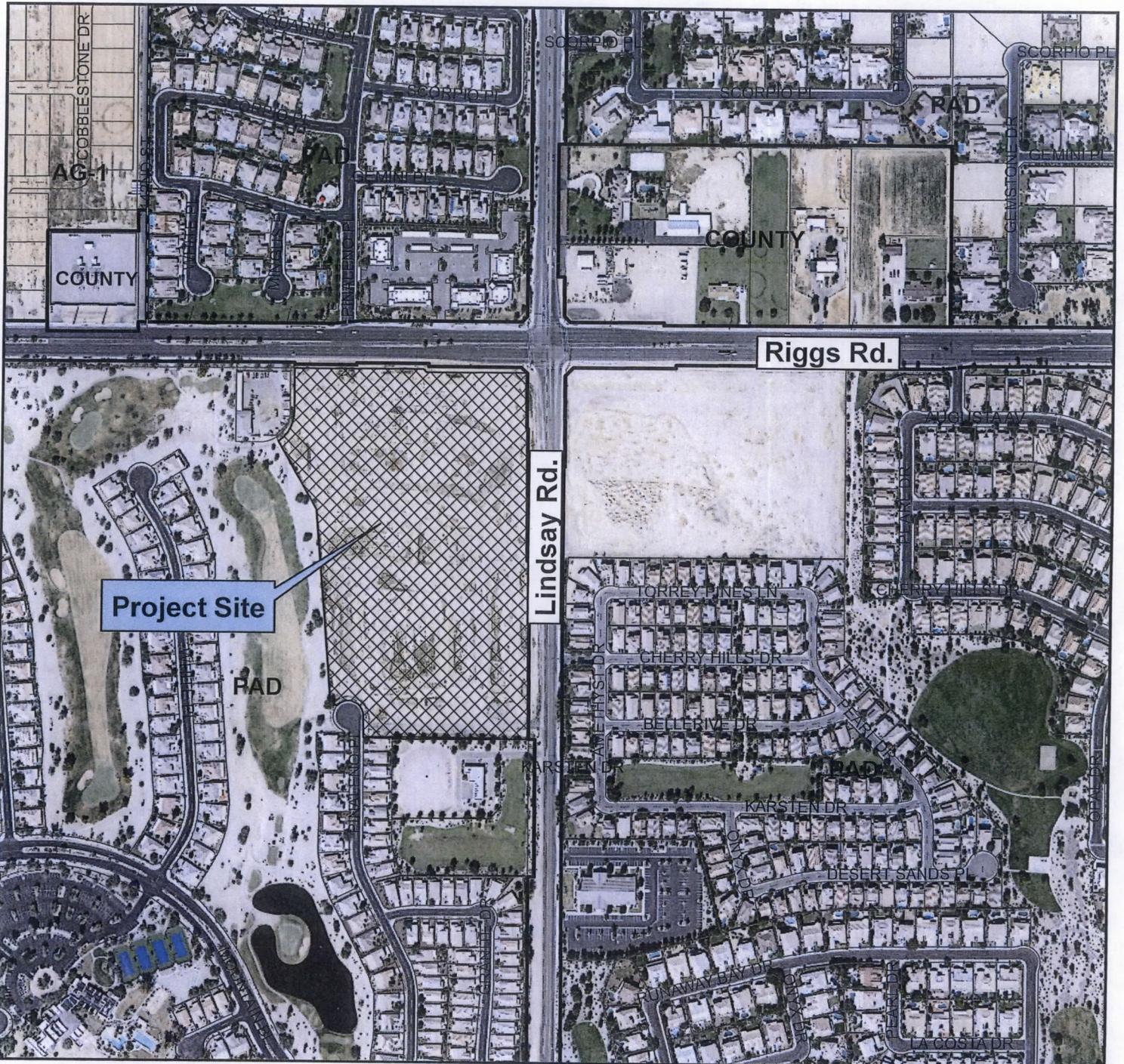
Vicinity Map



DVR14-0001

Lone Tree

CITY OF CHANDLER 1/17/2014



Project Site

Riggs Rd.

Lindsay Rd.

Vicinity Map



DVR14-0001

Lone Tree



LONE TREE

Conceptual Lotting
 Technical Site Plan Review
 Active Adult

DATA SUMMARY

- Total Gross Area: 19.38 Acres
- 52' x 115' Lot: 34 Lots (47.9%)
- 64' x 115' Lot: 37 Lots (52.1%)
- Open Space: 3.69 Acres / 19.1%
- Amenity Location

Private Streets: 3730 In. ft.
 (50' width to match Solera HOA)



0' 200' 400'
 Scale: 1"=200'
 Date: 09-DECEMBER-2013



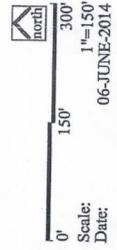
LONE TREE

Conceptual Subdivision Plan Exhibit 3

DATA SUMMARY

- Total Gross Area: 21.31 Acres
- 52' x 115' Lot: 37 Lots (52%)
- 64' x 115' Lot: 35 Lots (48%)
- Open Space: 4.67 Acres / 21.9%
- Amenity Location

Private Streets: 3730 In. ft.
(44' ROW width to match
Solera HOA)



HADLEY
DESIGN GROUP
PLANNING & ARCHITECTURE
1000 W. 10TH AVENUE, SUITE 200
DENVER, CO 80202
TEL: 303.733.1100
WWW.HADLEYDESIGN.COM

Del Webb

SPRINGFIELD LAKES



DETACHED SINGLE FAMILY RESIDENTIAL

LOT SUMMARY

ACTIVE ADULT RESIDENTIAL		TOTAL ADULT RESIDENTIAL LOTS - 1078 LOTS 100%	
45' WIDE LOTS	HOLIDAYS	498 LOTS	46.2%
65' WIDE LOTS	TRADITIONS	381 LOTS	35.3%
75' WIDE LOTS	VISTAS	127 LOTS	11.8%
82' X 115' LOTS	LONE TREE	35 LOTS	3.3%
84' X 115' LOTS	LONE TREE	37 LOTS	3.4%

NON AGE-RESTRICTED RESIDENTIAL		TOTAL NON AGE-RESTRICTED LOTS- 310 LOTS 100%	
55' WIDE LOTS		163 LOTS	53%
65' WIDE LOTS		147 LOTS	47%

TOTAL SINGLE AND MULTIFAMILY 1388 DWELLING UNITS

Prepared for:
Pulte Home Corporation
10201 S. 27th St., Suite 100
P.O. Box 100
Tel: (602) 558-2105
July 1st, 1998

By: Carter Burgess
An Equal Opportunity Group
at the request of the City of Gilbert.

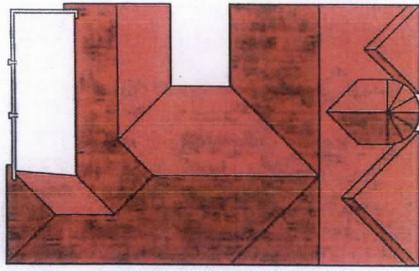
HADLEY DESIGN GROUP
1800 E. WILSON AVE. SUITE 112
MESA, AZ 85204
TEL: 480-278-0094 FAX: 480-278-0097
WWW.HADLEYDESIGN.COM
DATE: March 6th, 2014



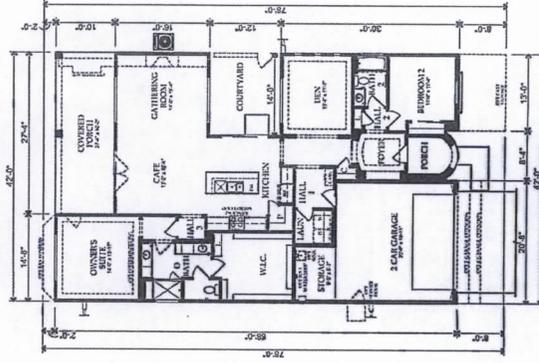
NORTH

AREA PLAN AMENDMENT - EXHIBIT 2

SCALE: 1" = 600'

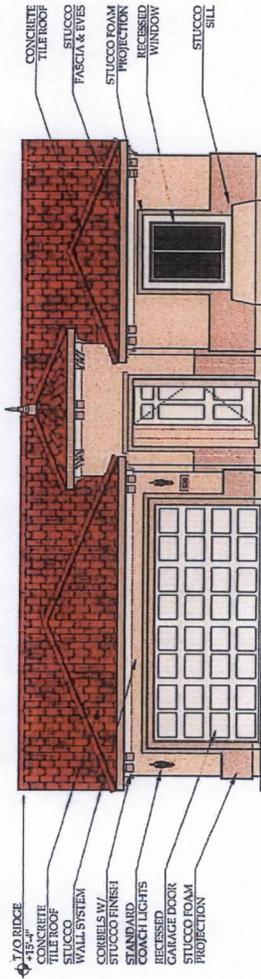


Roof Plan - Italian



Floor Plan - Italian
Lone Tree - 4200 SERIES

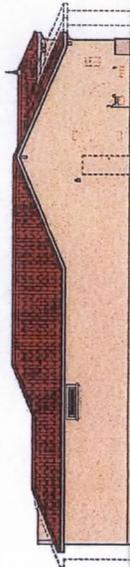
06/04/2014



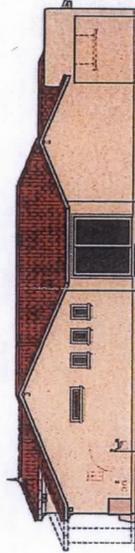
Front Elevation - Italian
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

- 1/2" RIDGE
- CONCRETE TILE ROOF
- STUCCO
- WALL SYSTEM
- CORBELS W/ STUCCO FINISH
- STANDARD COACH LIGHTS
- RECESSED GARAGE DOOR
- STUCCO FOAM PROJECTION

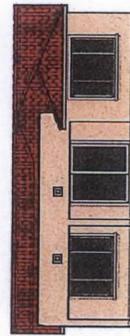
- CONCRETE TILE ROOF
- STUCCO FASCIA & EAVES
- STUCCO FOAM PROJECTION
- RECESSED WINDOW
- STUCCO SILL



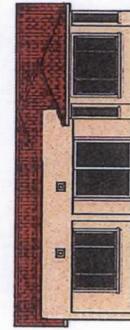
Left Elevation - Italian



Right Elevation - Italian



Rear Elevation - Italian



Rear Elevation - Italian
w/ Opt Owner's Suite Bay Window



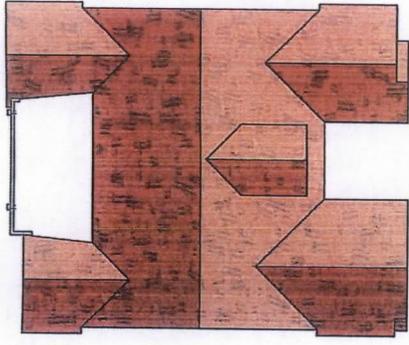
Front Elevation - Italian
w/ Opt Cart Garage



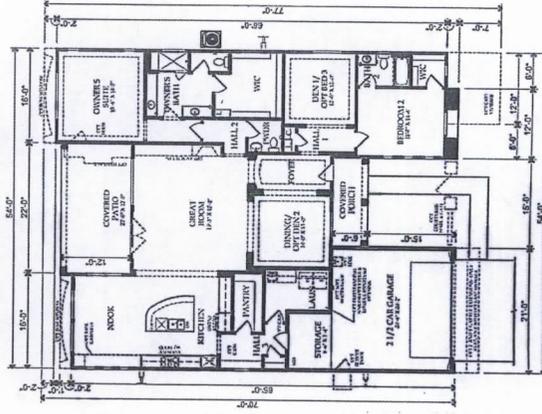
Partial Left Elevation - Italian
w/ Opt Cart Garage

Del Webb® 4218-2 ■ 1,859 SQ. FT.

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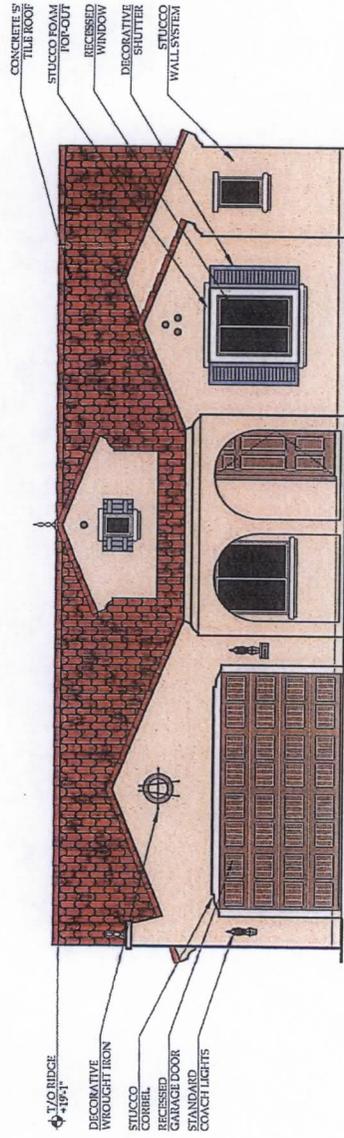
Roof Plan - Spanish



Floor Plan - Spanish

Lone Tree - 5400 SERIES

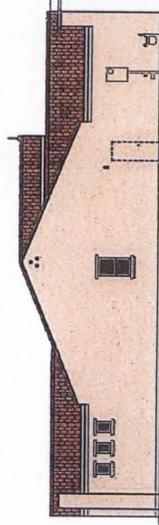
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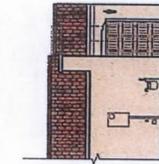
Front Elevation - Spanish

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE

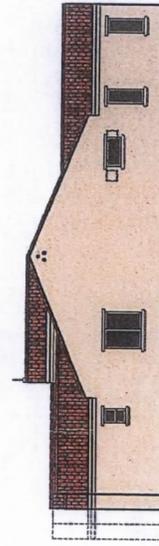
- 1/2" RIDGE
- 19 1/2"
- DECORATIVE WROUGHT IRON
- STUCCO CORBEL
- RECESSED GARAGE DOOR
- STANDARD CONVEX LIGHTS
- CONCRETE TILE ROOF
- STUCCO FOAM TOP-CUT
- RECESSED WINDOW
- DECORATIVE SHUTTER
- STUCCO WALL SYSTEM



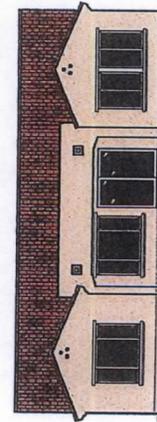
Left Elevation - Spanish



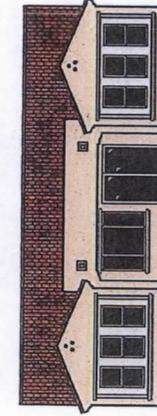
Left Elevation - Spanish Opt Cart Garage



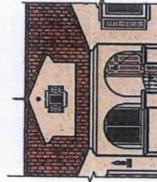
Right Elevation - Spanish



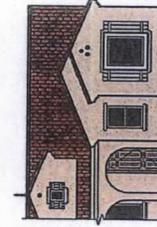
Rear Elevation - Spanish



Rear Elevation - Spanish Opt Bow Window at Owner's Suite, & Opt Bow Window at Nook



Front Elevation - Spanish Opt Low Courtyard Wall



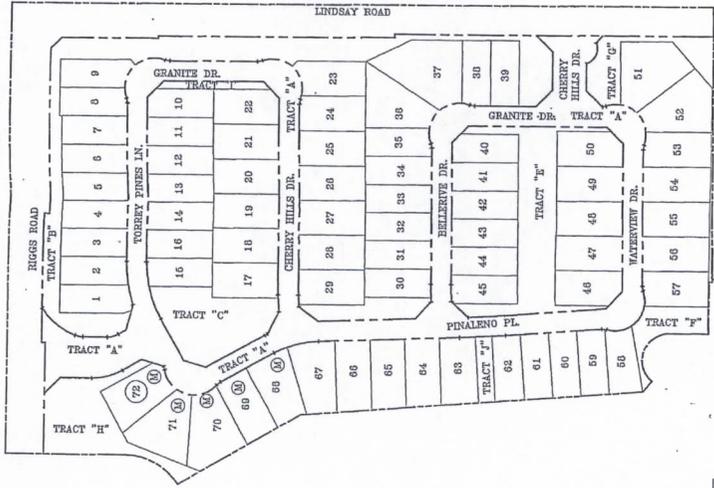
Front Elevation - Spanish Opt Cart Garage

Del Webb® 5424-2 ■ 2,474 SQ FT

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PRELIMINARY PLAT FOR LONE TREE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH,
RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



TRACT	TRACT AREA TABLE	SQ. FT.	ACRES
A	PRIVATE BARRIER	15372.28	3.43
B	PRIVATE BARRIER	15372.28	3.43
C	OPEN SPACE, DRAINAGE EASEMENT	15372.28	3.43
D	OPEN SPACE, DRAINAGE EASEMENT	29378.89	6.69
E	OPEN SPACE, DRAINAGE EASEMENT	29378.89	6.69
F	OPEN SPACE, DRAINAGE EASEMENT	1945.07	0.45
G	OPEN SPACE	1945.07	0.45
H	OPEN SPACE, DRAINAGE EASEMENT	11764.37	0.27
I	OPEN SPACE, DRAINAGE EASEMENT	23528.74	0.54
J	OPEN SPACE, DRAINAGE EASEMENT	23528.74	0.54
K	OPEN SPACE TO BE CONVEYED TO CITY OF CHANDLER	47222	0.69
	TOTALS	217724.14	7.29

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	6448.48	0.15	49	7716.00	0.18
2	6448.48	0.15	50	7716.00	0.18
3	6448.48	0.15	51	7716.00	0.18
4	6448.48	0.15	52	7716.00	0.18
5	6448.48	0.15	53	7716.00	0.18
6	6448.48	0.15	54	7716.00	0.18
7	6448.48	0.15	55	7716.00	0.18
8	6448.48	0.15	56	7716.00	0.18
9	6448.48	0.15	57	7716.00	0.18
10	6448.48	0.15	58	7716.00	0.18
11	6448.48	0.15	59	7716.00	0.18
12	6448.48	0.15	60	7716.00	0.18
13	6448.48	0.15	61	7716.00	0.18
14	6448.48	0.15	62	7716.00	0.18
15	6448.48	0.15	63	7716.00	0.18
16	6448.48	0.15	64	7716.00	0.18
17	6448.48	0.15	65	7716.00	0.18
18	6448.48	0.15	66	7716.00	0.18
19	6448.48	0.15	67	7716.00	0.18
20	6448.48	0.15	68	7716.00	0.18
21	6448.48	0.15	69	7716.00	0.18
22	6448.48	0.15	70	7716.00	0.18
23	6448.48	0.15	71	7716.00	0.18
24	6448.48	0.15	72	7716.00	0.18
25	6448.48	0.15	73	7716.00	0.18
26	6448.48	0.15	74	7716.00	0.18
27	6448.48	0.15	75	7716.00	0.18
28	6448.48	0.15	76	7716.00	0.18
29	6448.48	0.15	77	7716.00	0.18
30	6448.48	0.15	78	7716.00	0.18
31	6448.48	0.15	79	7716.00	0.18
32	6448.48	0.15	80	7716.00	0.18
33	6448.48	0.15	81	7716.00	0.18
34	6448.48	0.15	82	7716.00	0.18
35	6448.48	0.15	83	7716.00	0.18
36	6448.48	0.15	84	7716.00	0.18
37	6448.48	0.15	85	7716.00	0.18
38	6448.48	0.15	86	7716.00	0.18
39	6448.48	0.15	87	7716.00	0.18
40	6448.48	0.15	88	7716.00	0.18
41	6448.48	0.15	89	7716.00	0.18
42	6448.48	0.15	90	7716.00	0.18
43	6448.48	0.15	91	7716.00	0.18
44	6448.48	0.15	92	7716.00	0.18
45	6448.48	0.15	93	7716.00	0.18
46	6448.48	0.15	94	7716.00	0.18
47	6448.48	0.15	95	7716.00	0.18
48	6448.48	0.15	96	7716.00	0.18
49	6448.48	0.15	97	7716.00	0.18
50	6448.48	0.15	98	7716.00	0.18
51	6448.48	0.15	99	7716.00	0.18
52	6448.48	0.15	100	7716.00	0.18
53	6448.48	0.15	101	7716.00	0.18
54	6448.48	0.15	102	7716.00	0.18
55	6448.48	0.15	103	7716.00	0.18
56	6448.48	0.15	104	7716.00	0.18
57	6448.48	0.15	105	7716.00	0.18
58	6448.48	0.15	106	7716.00	0.18
59	6448.48	0.15	107	7716.00	0.18
60	6448.48	0.15	108	7716.00	0.18
61	6448.48	0.15	109	7716.00	0.18
62	6448.48	0.15	110	7716.00	0.18
63	6448.48	0.15	111	7716.00	0.18
64	6448.48	0.15	112	7716.00	0.18
65	6448.48	0.15	113	7716.00	0.18
66	6448.48	0.15	114	7716.00	0.18
67	6448.48	0.15	115	7716.00	0.18
68	6448.48	0.15	116	7716.00	0.18
69	6448.48	0.15	117	7716.00	0.18
70	6448.48	0.15	118	7716.00	0.18
71	6448.48	0.15	119	7716.00	0.18
72	6448.48	0.15	120	7716.00	0.18
73	6448.48	0.15	121	7716.00	0.18
74	6448.48	0.15	122	7716.00	0.18
75	6448.48	0.15	123	7716.00	0.18
76	6448.48	0.15	124	7716.00	0.18
77	6448.48	0.15	125	7716.00	0.18
78	6448.48	0.15	126	7716.00	0.18
79	6448.48	0.15	127	7716.00	0.18
80	6448.48	0.15	128	7716.00	0.18
81	6448.48	0.15	129	7716.00	0.18
82	6448.48	0.15	130	7716.00	0.18
83	6448.48	0.15	131	7716.00	0.18
84	6448.48	0.15	132	7716.00	0.18
85	6448.48	0.15	133	7716.00	0.18
86	6448.48	0.15	134	7716.00	0.18
87	6448.48	0.15	135	7716.00	0.18
88	6448.48	0.15	136	7716.00	0.18
89	6448.48	0.15	137	7716.00	0.18
90	6448.48	0.15	138	7716.00	0.18
91	6448.48	0.15	139	7716.00	0.18
92	6448.48	0.15	140	7716.00	0.18
93	6448.48	0.15	141	7716.00	0.18
94	6448.48	0.15	142	7716.00	0.18
95	6448.48	0.15	143	7716.00	0.18
96	6448.48	0.15	144	7716.00	0.18
97	6448.48	0.15	145	7716.00	0.18
98	6448.48	0.15	146	7716.00	0.18
99	6448.48	0.15	147	7716.00	0.18
100	6448.48	0.15	148	7716.00	0.18
101	6448.48	0.15	149	7716.00	0.18
102	6448.48	0.15	150	7716.00	0.18
103	6448.48	0.15	151	7716.00	0.18
104	6448.48	0.15	152	7716.00	0.18
105	6448.48	0.15	153	7716.00	0.18
106	6448.48	0.15	154	7716.00	0.18
107	6448.48	0.15	155	7716.00	0.18
108	6448.48	0.15	156	7716.00	0.18
109	6448.48	0.15	157	7716.00	0.18
110	6448.48	0.15	158	7716.00	0.18
111	6448.48	0.15	159	7716.00	0.18
112	6448.48	0.15	160	7716.00	0.18
113	6448.48	0.15	161	7716.00	0.18
114	6448.48	0.15	162	7716.00	0.18
115	6448.48	0.15	163	7716.00	0.18
116	6448.48	0.15	164	7716.00	0.18
117	6448.48	0.15	165	7716.00	0.18
118	6448.48	0.15	166	7716.00	0.18
119	6448.48	0.15	167	7716.00	0.18
120	6448.48	0.15	168	7716.00	0.18
121	6448.48	0.15	169	7716.00	0.18
122	6448.48	0.15	170	7716.00	0.18
123	6448.48	0.15	171	7716.00	0.18
124	6448.48	0.15	172	7716.00	0.18
125	6448.48	0.15	173	7716.00	0.18
126	6448.48	0.15	174	7716.00	0.18
127	6448.48	0.15	175	7716.00	0.18
128	6448.48	0.15	176	7716.00	0.18
129	6448.48	0.15	177	7716.00	0.18
130	6448.48	0.15	178	7716.00	0.18
131	6448.48	0.15	179	7716.00	0.18
132	6448.48	0.15	180	7716.00	0.18
133	6448.48	0.15	181	7716.00	0.18
134	6448.48	0.15	182	7716.00	0.18
135	6448.48	0.15	183	7716.00	0.18
136	6448.48	0.15	184	7716.00	0.18
137	6448.48	0.15	185	7716.00	0.18
138	6448.48	0.15	186	7716.00	0.18
139	6448.48	0.15	187	7716.00	0.18
140	6448.48	0.15	188	7716.00	0.18
141	6448.48	0.15	189	7716.00	0.18
142	6448.48	0.15	190	7716.00	0.18
143	6448.48	0.15	191	7716.00	0.18
144	6448.48	0.15	192	7716.00	0.18
145	6448.48	0.15	193	7716.00	0.18
146	6448.48	0.15	194	7716.00	0.18
147	6448.48	0.15	195	7716.00	0.18
148	6448.48	0.15	196	7716.00	0.18
149	6448.48	0.15	197	7716.00	0.18
150	6448.48	0.15	198	7716.00	0.18
151	6448.48	0.15	199	7716.00	0.18
152	6448.48	0.15	200	7716.00	0.18
153	6448.48	0.15	201	7716.00	0.18
154	6448.48	0.15	202	7716.00	0.18
155	6448.48	0.15	203	7716.00	0.18
156	6448.48	0.15	204	7716.00	0.18
157	6448.48	0.15	205	7716.00	0.18
158	6448.48	0.15	206	7716.00	0.18
159	6448.48	0.15	207	7716.00	0.18
160	6448.48	0.15	208	7716.00	0.18
161	6448.48	0.15	209	7716.00	0.18
162	6448.48	0.15	210	7716.00	0.18
163	6448.48	0.15	211	7716.00	0.18
164	6448.48	0.15	212	7716.00	0.18
165	6448.48	0.15	213	7716.00	0.18
166	6448.48	0.15	214	7716.00	0.18
167	6448.48	0.15	215	7716.00	0.18
168	6448.48	0.15	216	7716.00	0.18
169	6448.48	0.15	217	7716.00	0.18
170	6448.48	0.15	218	7716.00	0.18
171	6448.48	0.15	219	7716.00	0.18
172	6448.48	0.15	220	7716.00	0.18
173	6448.48	0.15	221	7716.00	0.18
174	6448.48	0.15	222	7716.00	0.18
175	6448.48	0.15	223	7716.00	0.18
176	6448.48	0.15	224	7716.00	0.18
177	6448.48	0.15	225	7716.00	0.18
178	6448.48	0.15	226	7716.00	0.18
179	6448.48	0.15	227	7716.00	0.18
180	6448.48	0.15	228	7716.00	0.18
181	6448.48	0.15	229	7716.00	0.18
182	6448.48	0.15	230	7716.00	0.18
183	6448.48	0.15	231	7716.00	0.18

RESOLUTION NO. 4783

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "CHANDLER AIRPARK AREA PLAN" FROM HIGH-DENSITY RESIDENTIAL TO LOW-MEDIUM DENSITY RESIDENTIAL ON PROPERTY LOCATED EAST OF THE SOUTHEAST CORNER OF MCQUEEN AND WILLIS ROADS

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 southwest corner of Lindsay and Riggs roads; 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 "Springfield Lakes Area Plan", has been adopted for the area bounded by Riggs Road, Gilbert Road, Lindsay Road, and Hunt Highway;

WHEREAS, the applicant prepared this amendment to the existing "Springfield Lakes 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 Chandler Airpark Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on June 18, 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. 4783 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

SPRINGFIELD LAKES



LOT SUMMARY

ACTIVE ADULT RESIDENTIAL		
45' WIDE LOTS	HOLIDAYS	498 LOTS 41%
65' WIDE LOTS	TRADITIONS	381 LOTS 45%
75' WIDE LOTS	VISTAS	127 LOTS 11%
TOTAL ADULT RESIDENTIAL LOTS - 1206 LOTS		100%
ADULT MULTIFAMILY RESIDENTIAL -		324 DWELLING UNITS
NON AGE-RESTRICTED RESIDENTIAL		
55' WIDE LOTS		163 LOTS 53%
65' WIDE LOTS		147 LOTS 47%
TOTAL NON AGE-RESTRICTED LOTS - 310 LOTS		100%

TOTAL SINGLE AND MULTIFAMILY 1840 DWELLING UNITS

Prepared for: Corporation
 10201 S 51st St, Suite 100
 Phoenix, AZ 85044
 Tel: (602) 598-2105
 July 1st, 1998
 By: Carter Burgess
 (Re-created by Hadley Design Group
 at the request of the City of Chandler,
 for graphic clarity)



EXISTING AREA PLAN - EXHIBIT 1



SCALE: 1" = 600'

SPRINGFIELD LAKES

DETACHED SINGLE FAMILY RESIDENTIAL



LOT SUMMARY

ACTIVE ADULT RESIDENTIAL	
45' WIDE LOTS	498 LOTS 46.2%
65' WIDE LOTS	381 LOTS 35.3%
75' WIDE LOTS	127 LOTS 11.8%
52' X 115' LOTS	35 LOTS 3.3%
64' X 115' LOTS	37 LOTS 3.4%
TOTAL ACTIVE ADULT RESIDENTIAL LOTS - 1078 LOTS 100%	

NON AGE-RESTRICTED RESIDENTIAL	
55' WIDE LOTS	163 LOTS 53%
65' WIDE LOTS	147 LOTS 47%
TOTAL NON AGE-RESTRICTED LOTS - 310 LOTS 100%	

TOTAL SINGLE AND MULTIFAMILY 1388 DWELLING UNITS

Prepared for:
 Public Home Corporation
 10201 S 51st St., Suite 100
 Phoenix, AZ 85044
 Tel: (602) 996-2105
 July 1st, 1998
 By: Carter Burgess
 (Re-created by Hadley Design Group
 at the request of the City of Chandler,
 for graphic clarity)
HADLEY DESIGN GROUP
 1400 N. GILBERT ROAD, SUITE 100
 CHANDLER, AZ 85226
 TEL: (480) 948-9999
 DATE: March 8th, 2014



AREA PLAN AMENDMENT - EXHIBIT 2

ORDINANCE NO. 4552

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 CONDOMINIUMS TO PAD FOR SINGLE-FAMILY RESIDENTIAL IN CASE (DVR14-0001 LONE TREE) 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 Condominiums to PAD for Single-Family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "LONE TREE" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0001, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
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. 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. Construction shall commence above foundation walls within three (3) years of the 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.
7. 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.
8. Prior to the time of making any lot reservations or subsequent sales agreements, the homebuilder/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.
9. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

EXHIBIT 'A'

LEGAL DESCRIPTION: PER NOTED TITLE REPORT

PARCEL NO. 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 24 MINUTES 29 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 94.61 FEET; THENCE DEPARTING SAID LINE SOUTH 89 DEGREES 36 MINUTES 31 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF LINDSAY ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF SAID LINDSAY ROAD THE FOLLOWING THREE COURSES: THENCE SOUTH 00 DEGREES 24 MINUTES 29 SECONDS EAST, A DISTANCE OF 180.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 31 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 29 SECONDS EAST, A DISTANCE OF 1020.03 FEET; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89 DEGREES 35 MINUTES 31 SECONDS WEST, A DISTANCE OF 450.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 31 SECONDS WEST, A DISTANCE OF 5.68 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 31 SECONDS WEST, A DISTANCE OF 95.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 29 SECONDS WEST, A DISTANCE OF 70.23 FEET TO THE BEGINNING OF A TANGENT CURVE OF 50.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 140 DEGREES 24 MINUTES 07 SECONDS, A DISTANCE OF 122.52 FEET; THENCE NORTH 50 DEGREES 48 MINUTES, 36 SECONDS WEST, A DISTANCE OF 25.87 FEET; THENCE NORTH 04 DEGREES 51 MINUTES 02 SECONDS WEST, A DISTANCE OF 631.27 FEET; THENCE NORTH 30 DEGREES 13 MINUTES 50 SECONDS WEST, A DISTANCE OF 259.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE OF 114.00 FOOT RADIUS, CONCAVE NORTHWESTERLY, WITH A RADIAL BEARING OF NORTH 33 DEGREES 19 MINUTES 36 SECONDS WEST; THENCE NORTHEASTERLY, ALONG SAID CURVE THROUGH THE CENTRAL ANGLE OF 57 DEGREES 06 MINUTES 55 SECONDS, A DISTANCE OF 113.64 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 41 SECONDS WEST, A DISTANCE OF 142.73 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 83.00 FEET SOUTH, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 56 MINUTES 19 SECONDS EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 425.16 FEET; THENCE SOUTH 45 DEGREES 03 MINUTES 41 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 93.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLE FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE 89 DEGREES 56 MINUTES 19 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 330.56 FEET; THENCE SOUTH 45 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 2.84 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE EAST 65.00 FEET OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, CONVEYED TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION BY DEED RECORDED SEPTEMBER 23, 2008 AS 2008-821606, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 94.61 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIGGS ROAD AS SHOWN ON SPRINGFIELD LAKES UNIT ONE, ACCORDING TO BOOK 534 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE SOUTH 89 DEGREES 35 MINUTES 36 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, BEING PARALLEL WITH AND 33.00 FEET WEST OF SAID EAST LINE A DISTANCE OF 1,200.03 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, A DISTANCE OF 22.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS WEST, BEING PARALLEL WITH AND 55.00 FEET WEST OF SAID EAST LINE, A DISTANCE OF 584.51 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS WEST, BEING PARALLEL WITH AND 61.00 FEET WEST OF SAID EAST LINE, A DISTANCE OF 435.52 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS WEST, BEING PARALLEL WITH AND 65.00 FEET WEST OF SAID EAST LINE, A DISTANCE OF 180.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF RIGGS ROAD; THENCE NORTH 89 DEGREES 35 MINUTES 36 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

TRACT BMF- 1, SPRINGFIELD LAKES UNIT ONE, ACCORDING TO THE PLAT RECORDED IN BOOK 534 OF MAPS, PAGE 17, AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2002-0346759, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PORTION OF TRACT BMF-1, CONVEYED TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, BY DEED RECORDED SEPTEMBER 23, 2008 AS 2008-821607, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 94.61 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIGGS ROAD AS SHOWN ON SAID SPRINGFIELD LAKES UNIT ONE; THENCE SOUTH 89 DEGREES 35 MINUTES 36 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 65.00 FEET; THENCE NORTH 45 DEGREES 14 MINUTES 02 SECONDS WEST, A DISTANCE OF 28.37 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 18 SECONDS WEST, BEING PARALLEL WITH AND 75.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 305.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 42 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 18 SECONDS WEST, BEING PARALLEL WITH AND 65.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 237.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 03 MINUTES 42 SECONDS EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 18 SECONDS WEST, BEING PARALLEL WITH AND 71.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 204.76 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 42 SECONDS WEST, ALONG THE PROLONGATED EASTERLY LINE OF TRACT BMF-2 AS SHOWN ON SAID SPRINGFIELD LAKES UNIT ONE, A DISTANCE OF 6.00 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE NORTH 89 DEGREES 56 MINUTES 18 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 65.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 204.76 FEET TO THE POINT OF BEGINNING;

PARCEL NO. 3:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 31 TOWNSHIP 2 SOUTH RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 24 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 94.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID LINE SOUTH 89 DEGREES 35 MINUTES 31 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF LINDSAY ROAD; THENCE ALONG THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF SAID LINDSAY ROAD THE FOLLOWING THREE (3) COURSES: THENCE SOUTH 00 DEGREES 24 MINUTES 29 SECONDS EAST A DISTANCE OF 180.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 31 SECONDS EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 29 SECONDS EAST A DISTANCE OF 1020.03 FEET; THENCE DEPARTING SAID WESTERLY LINE NORTH 89 DEGREES 35 MINUTES 31 SECONDS EAST A DISTANCE OF 55.00 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE NORTH 00 DEGREES 24 MINUTES 29 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 1200.03 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF THE EAST 65.00 FEET OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, CONVEYED TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION BY DEED RECORDED SEPTEMBER 23, 2008 AS 2008-821606, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 94.61 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIGGS ROAD AS SHOWN ON SPRINGFIELD LAKES UNIT ONE, ACCORDING TO BOOK 534 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE SOUTH 89 DEGREES 35 MINUTES 36 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, BEING PARALLEL WITH AND 33.00 FEET WEST OF SAID EAST LINE A DISTANCE OF 1,200.03 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, A DISTANCE OF 22.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS WEST, BEING PARALLEL WITH AND 55.00 FEET WEST OF SAID EAST LINE, A DISTANCE OF 584.51 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS WEST, BEING PARALLEL WITH AND 61.00 FEET WEST OF SAID EAST LINE, A DISTANCE OF 435.52 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS WEST, BEING PARALLEL WITH AND 65.00 FEET WEST OF SAID EAST LINE, A DISTANCE OF 180.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF RIGGS ROAD; THENCE NORTH 89 DEGREES 35 MINUTES 36 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING.