

#6

DEC 11 2014



MEMORANDUM

Planning Division - CC Memo No. 14-146

DATE: DECEMBER 11, 2014

TO: MAYOR AND COUNCIL

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

FROM: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: DVR14-0032 DC HEIGHTS
Introduction and Tentative Adoption of Ordinance No. 4597

Request: Rezoning from Multi-Family (MF-2) to Planned Area Development for a mixed-use residential and commercial development, with Preliminary Development Plan approval for site layout and building architecture, along with Mid-Rise Overlay for building height up 130-feet

Location: Southwest corner of Commonwealth Avenue and California Street

Applicant: Mike Perry; Whitneybell Perry, Inc.

RECOMMENDATION

Planning Commission and Planning Staff, upon finding consistency with the General Plan and the South Arizona Avenue Corridor Area Plan, recommend approval with conditions.

BACKGROUND

The roughly 5.3-acre subject site is located at the southwest corner of Commonwealth Avenue and California Street. The site encompasses the area between Commonwealth Avenue and Boston Street, from California Street to Essex Street on the west end; Dakota Street bisects the site. North of the site is the San Marcos Hotel; west are a single-family home and a golf academy as part of the San Marcos Hotel. On the south side of Boston Street are single-family homes with an MF-2 zoning designation.

The subject site has a long zoning history stemming back to when the lots were platted in 1912 as part of the establishing of Chandler. Various structures on the site have been demolished over the years with the site being completely cleared earlier this year.

GENERAL PLAN/AREA PLAN

The General Plan designates the subject site as located within the South Arizona Avenue Corridor Area Plan (SAZACAP). The Area Plan labels the site as a *Future Growth Area*. The intention of the Future Growth Area was to encourage further exploration in appropriate landuses with options for residential development, or as an expansion of the *Cultural and Entertainment* district that currently includes Site 6 and the block south of Site 6 that is flanked by Arizona Avenue and Oregon Street. Within the *Cultural and Entertainment* designation residential development is considerable and is anticipated to incorporate a mixed-use type design. Specific density ranges are not provided in the categories; however, it was anticipated that residential development would occur in a high-density fashion. The rezoning request is consistent with the General Plan and SAZACAP.

SITE LAYOUT

Two residential structures are proposed. The main structure occupies the block of Commonwealth Avenue, Boston Street, Dakota Street and California Street with the building masses being adjacent to the street frontages; residential parking is provided interior to the site, as well as along the street frontages. The western portion of the development is designed in a 'U' fashion opening towards the west, allowing for the continued building presence along the street frontage that the eastern building creates. The western boundary of the development includes the existing Essex Street; however, through the development review process, Essex Street will be vacated, which in turn will allow Essex Street to be repurposed as outdoor space creating a buffer between the development and the properties to the west. Access into the development is provided along Dakota Street with a secondary access point at the west end of Boston Street and along Commonwealth Avenue.

A total of 158 units are proposed with options for up to 250 units. The 158 units include seven studio units, 83 one-bedroom units, and 65 two-bedroom units. The units range in size from 441 sq. ft. for the micro studio, up to 1,375 sq. ft. for the two-bedroom units. Options are provided in the development booklet allowing the northeast portion of the development to increase heights up to 8-10 stories with a maximum building height up to 130-feet, resulting in roughly 100 additional units. In the event the additional units are constructed, parking will be addressed by increasing the internalized parking area by providing a parking deck. Representative elevations are provided in the development booklet for the purpose of seeking administrative review and approval in the event the option is exercised. Planning Commission and Planning Staff are comfortable with the representations and the ability for future administrative review.

ARCHITECTURE

Design strategies for higher-density type development were provided both within the SAZACAP, and within the South Arizona Avenue Design Guidelines that were approved in 2010. While specifics were not provided on a site-by-site basis, the spirit of the guidelines was to create strong urban development by actively engaging a pedestrian experience.

The development team has paid special attention to detail and the pedestrian experience in the overall design of the development. Massing is well articulated through the change of wall planes, by use of materials, integration of different outdoor patio designs, colors, metal overhangs, balconies and vertical and horizontal elements. The ground floor is designed with higher ceilings allowing for conversion of some units to commercial uses that would be analogous to boutique/specialty retail uses with the allowance for restaurants, office, and support services.

Attention to the massing of the building has been taken into consideration. Roof parapets provide movement along a horizontal plane. Additionally, with the rooftop outdoor amenity area with the angled roof line additional interest to the skyline is provided. The development includes a Mid-Rise Overlay request for additional building height up to 130-feet for the potential 8-10 story tower.

DISCUSSION

Planning Commission and Planning Staff support the request. The Area Plan encourages development at this location to occur in a vertical fashion while integrating the potential for a mixed-use component. With the proximity to the designated *Urban Commercial* components in the Area Plan, the development will encourage future development and support existing development in the area. Furthermore, with the public right-of-way building engagement, internalized on-site parking, and adjacent on-street angled parking provides the desired urban sense of place, all while providing a significant re-development catalyst for Downtown Chandler.

Planning Staff inadvertently omitted a condition regarding commercial uses and the proposed live/work ground floor units. Planning Staff has added condition no. 8 of the Rezoning *Recommended Action*.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Due to the request for Mid-Rise Overlay, two neighborhood meetings were held. The first meeting was held Monday, November 3, 2014, at which ten residents attended. The second meeting was held on Wednesday, November 5, 2014, at which six neighbors attended. In general the neighbors were supportive of the request.
- Staff has heard from two neighbors that live south of the site. The neighbors supported the request.

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: 5 Opposed: 0 Absent: 1 (Foley) Abstain: 1 (Ryan)

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR14-0032 DC HEIGHTS, Rezoning from Multi-Family (MF-2) to Planned Area Development for a mixed-use residential and commercial development, including Mid-Rise Overlay for building height up to 130-feet, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. 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.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
4. 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.
5. 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.
6. Development shall be in substantial conformance with the Development Booklet, entitled "DC HEIGHTS" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0032, 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.
7. Maximum building height shall be 130-feet.
8. The ground floor live/work units shall allow those commercial uses analogous to boutique/specialty retail uses with the allowance for restaurants, office, and support services.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR14-0032 DC HEIGHTS, Preliminary Development Plan approval for site layout and building architecture, subject to following conditions:

1. Landscaping shall be in compliance with current Commercial Design Standards.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
4. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
5. Development shall be in substantial conformance with the Development Booklet, entitled "DC HEIGHTS" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0032, 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.
6. 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.
7. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls.

PROPOSED MOTIONS

Rezoning

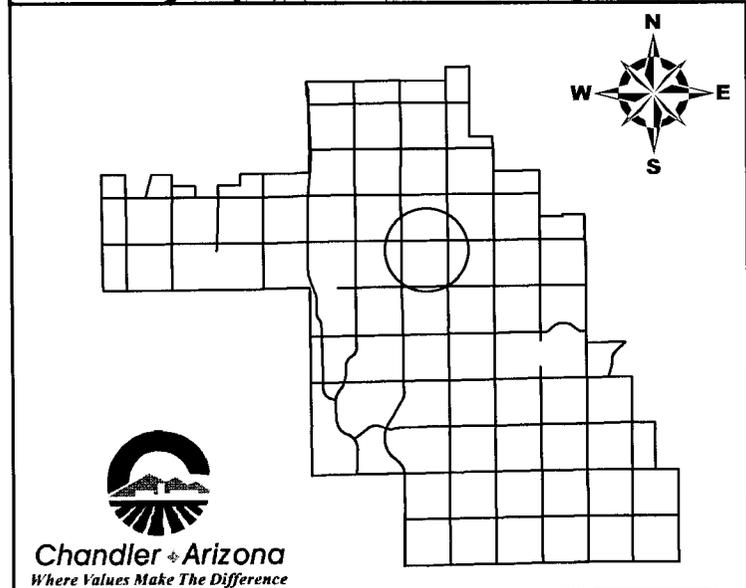
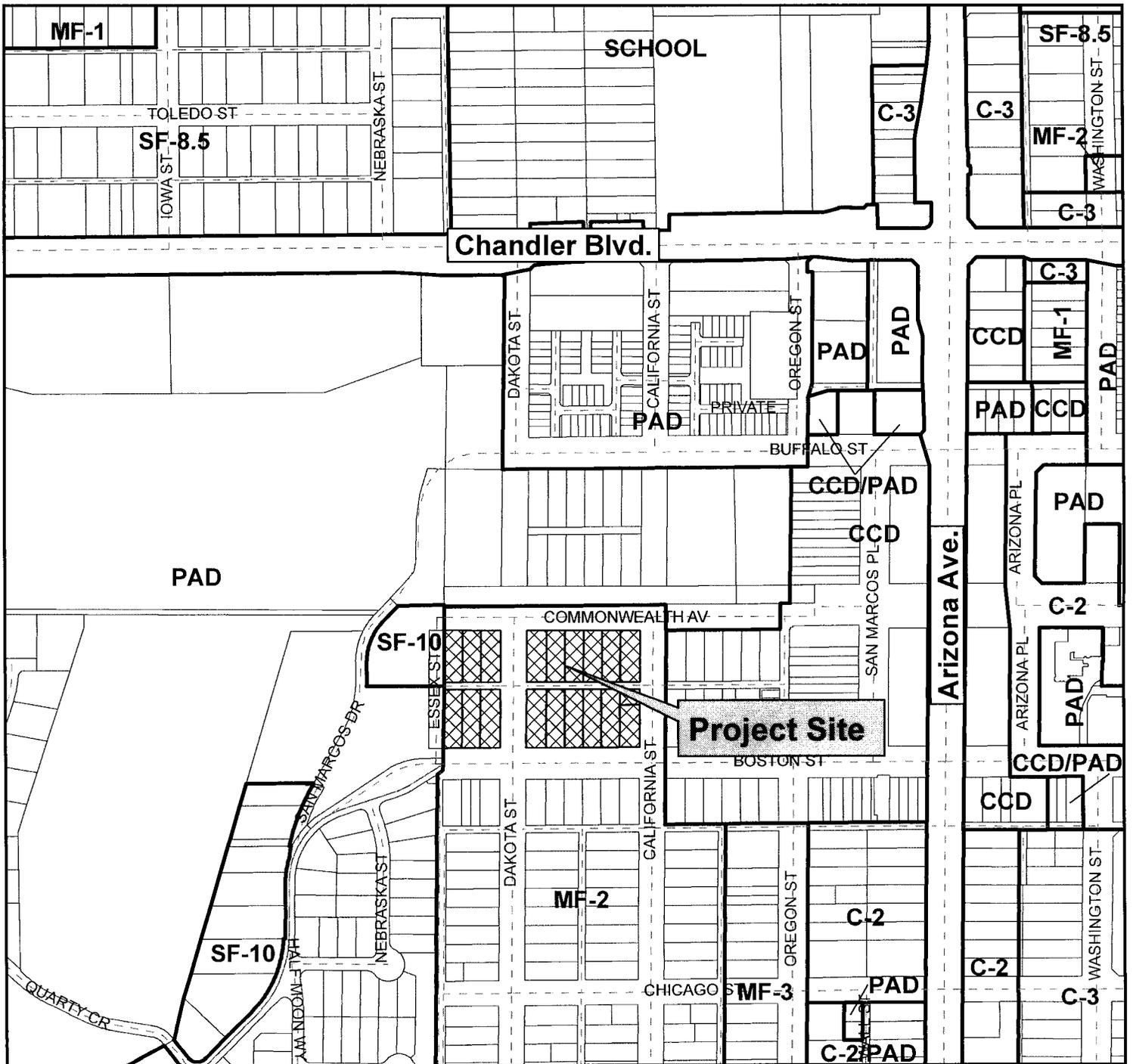
Move to introduce and tentatively adopt Ordinance No. 4597, approving DVR14-0032 DC HEIGHTS, Rezoning from Multi-Family (MF-2) to Planned Area Development for a mixed-use residential and commercial development, including Mid-Rise Overlay for building heights between 8-10 stories, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

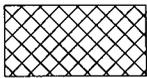
Move to approve DVR14-0032 DC HEIGHTS, Preliminary Development Plan approval for site layout and building architecture, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Amenity Exhibits
5. Elevations
6. Representative Elevations for 8-10 stories
7. Ordinance 4597
8. Development Booklet



Vicinity Map



DVR14-0032

DC Heights



Chandler + Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/12/2014

DEVELOPER DATA

OWNERS:
 CIVIL LANDSCAPE CONSULTING
 1102 EAST MISSOURI AVENUE
 2425 EAST CAMELBACK ROAD
 PHOENIX, AZ 85016
 PHONE: (602) 297-8322
 CONTACT: DAVID M. SOKOLSKY, P.E.

ARCHITECTURAL:
 PHOENIX LANDSCAPE ARCHITECT
 1102 EAST MISSOURI AVENUE
 PHOENIX, AZ 85016
 PHONE: (602) 297-8322
 CONTACT: PHIL RYAN, L.A.

PROJECT DATA

340 ACRES (148.04M S.F.)
 3.39 ACRES (147,870 S.F.)
 158 UNITS/1.39 ACRES = 46.6 D.U./ACRE
 158 UNITS/1.39 ACRES = 46.6 D.U./ACRE

DC HEIGHTS LLC
GARDNER REAL ESTATE

DC HEIGHTS URBAN LIVING
 BOSTON & DAKOTA
 CHANDLER, ARIZONA

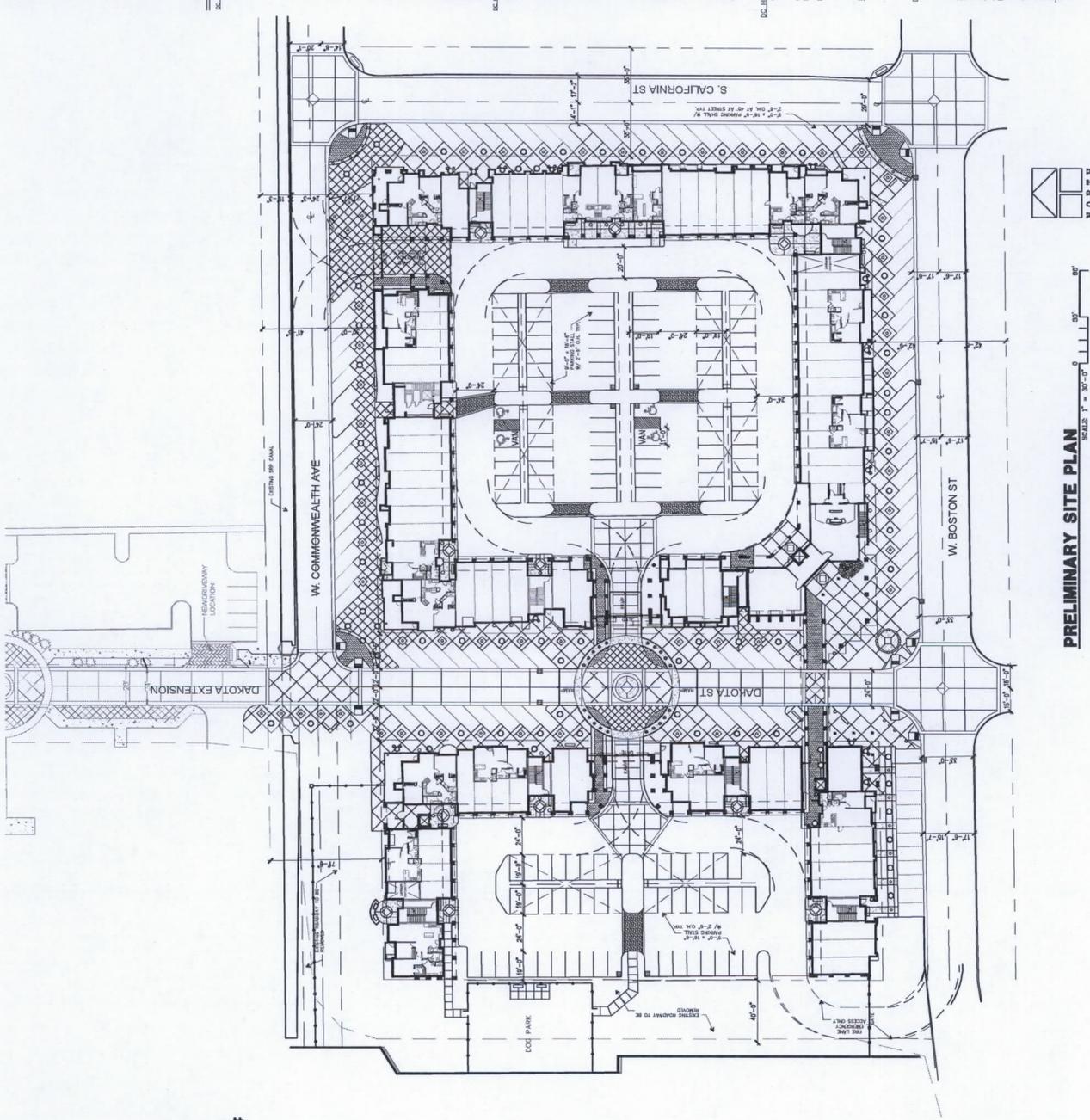
PRELIMINARY

WHITNEYBELL PERRY INC
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 1102 EAST MISSOURI AVENUE
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 PHONE: (602) 297-8322
 CONTACT: DAVID M. SOKOLSKY, P.E.

1.10
 1220

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 12 Nov 2014

SITE PLAN
PRELIMINARY



DEVELOPER DATA

OWNERS:
 CIVIL LANDSCAPE CONSULTING
 1102 EAST MISSOURI AVENUE
 2425 EAST CAMELBACK ROAD
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DC HEIGHTS LLC
GARDNER REAL ESTATE

DC HEIGHTS URBAN LIVING
 BOSTON & DAKOTA
 CHANDLER, ARIZONA

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 12 Nov 2014

SITE PLAN
PRELIMINARY

PRELIMINARY SITE PLAN
 SCALE: 1" = 30'-0"



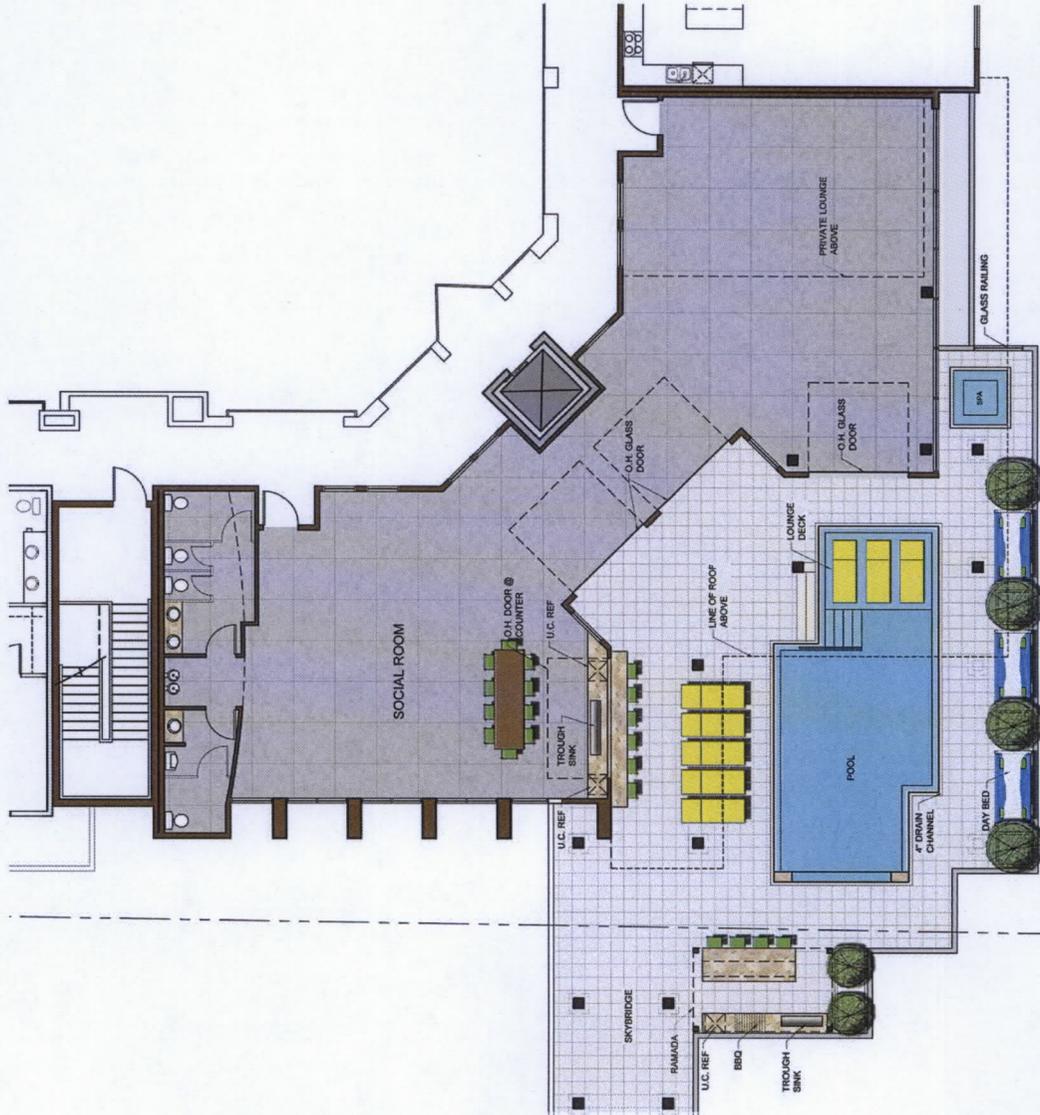
CONCEPT IMAGE - RAMADA



CONCEPT IMAGE - DAYBED



CONCEPT IMAGE - CHAISE



PRELIMINARY POOL DECK
3RD FLOOR

SCALE: 1/16" = 1'-0"

DC HEIGHTS LLC
GARDNER
REAL ESTATE
P.C.S.A., P.A., L.P.

DC HEIGHTS
URBAN LIVING
BOSTON ST & DAKOTA ST
CHANDLER, ARIZONA

PRELIMINARY

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1103 EAST MESQUITE AVENUE
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878 WEST CHANDLER BLVD., SUITE 133
CHANDLER, ARIZONA 85225-1532

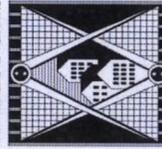
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28 Oct 2014



CLUBHOUSE
PRELIMINARY



1:11

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CONCEPT IMAGES - ROOF DECK & FIRE FEATURE



CONCEPT IMAGES - GREEN WALL



PRELIMINARY ROOF DECK
 SCALE: 1/8" = 1'-0"

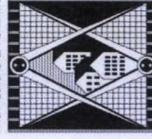


PRELIMINARY ELEVATION

SCALE: 1/8" = 1'-0"

PRELIMINARY

WHITNEYBELL PERRY INC
 ARCHITECTURE & PLANNING



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 878 WEST CHANDLER BLVD., SUITE 123
 CHANDLER, ARIZONA 85226-1022

3.11
 1228

CDP/PRIORIT WHITNEYBELL PERRY INC
 8 Feb 2014

**ELEVATION
 PRELIMINARY**



PRELIMINARY ELEVATION

SCALE: 1/8" = 1'-0"

WEST DAKOTA



- COLOR SCHEDULE**
 COLOR SOURCE #
- A. DARK CHERRY WOOD (SANTO)
 - B. LIGHT GREY WOOD (SANTO)
 - C. LIGHT GREY WOOD (SANTO)
 - D. LIGHT GREY WOOD (SANTO)
 - E. LIGHT GREY WOOD (SANTO)
 - F. LIGHT GREY WOOD (SANTO)
 - G. LIGHT GREY WOOD (SANTO)
 - H. LIGHT GREY WOOD (SANTO)
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 - J. LIGHT GREY WOOD (SANTO)
 - K. LIGHT GREY WOOD (SANTO)
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 - M. LIGHT GREY WOOD (SANTO)
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 - O. LIGHT GREY WOOD (SANTO)
 - P. LIGHT GREY WOOD (SANTO)
 - Q. LIGHT GREY WOOD (SANTO)
 - R. LIGHT GREY WOOD (SANTO)
 - S. LIGHT GREY WOOD (SANTO)
 - T. LIGHT GREY WOOD (SANTO)
 - U. LIGHT GREY WOOD (SANTO)
 - V. LIGHT GREY WOOD (SANTO)
 - W. LIGHT GREY WOOD (SANTO)
 - X. LIGHT GREY WOOD (SANTO)
 - Y. LIGHT GREY WOOD (SANTO)
 - Z. LIGHT GREY WOOD (SANTO)



PRELIMINARY ELEVATION
 ESSEX
 SCALE: 1/8" = 1'-0"



PRELIMINARY ELEVATION
 WEST COURTYARD
 SCALE: 1/8" = 1'-0"

COLOR SCHEDULE

- A. MAIN EXTERIOR WALL
- B. SECOND EXTERIOR WALL
- C. SECOND EXTERIOR WALL (ALTERNATE)
- D. SECOND EXTERIOR WALL (ALTERNATE)
- E. SECOND EXTERIOR WALL (ALTERNATE)
- F. SECOND EXTERIOR WALL (ALTERNATE)
- G. SECOND EXTERIOR WALL (ALTERNATE)
- H. SECOND EXTERIOR WALL (ALTERNATE)
- I. SECOND EXTERIOR WALL (ALTERNATE)
- J. SECOND EXTERIOR WALL (ALTERNATE)
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- V. SECOND EXTERIOR WALL (ALTERNATE)
- W. SECOND EXTERIOR WALL (ALTERNATE)
- X. SECOND EXTERIOR WALL (ALTERNATE)
- Y. SECOND EXTERIOR WALL (ALTERNATE)
- Z. SECOND EXTERIOR WALL (ALTERNATE)

DC HEIGHTS LLC
GARDNER REAL ESTATE



PRELIMINARY ELEVATION

SCALE: 1/8" = 1'-0"



PRELIMINARY ELEVATION

SCALE: 1/8" = 1'-0"

CALIFORNIA

DC HEIGHTS URBAN LIVING
BOSTON ST & DAKOTA ST
CHANDLER, ARIZONA

PRELIMINARY

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3.10
1228

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4-18-2014

ELEVATION
PRELIMINARY

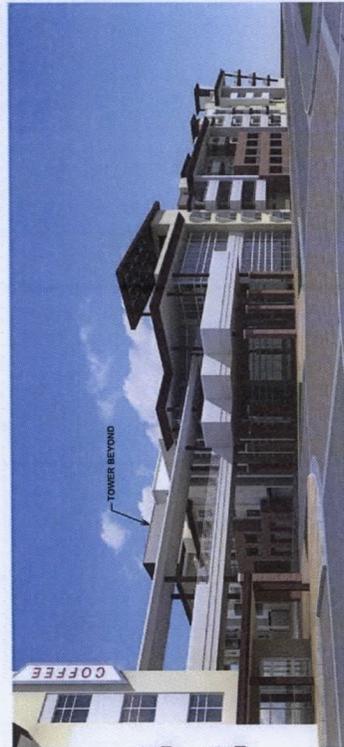
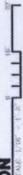
ALTERNATE TOWER OPTION



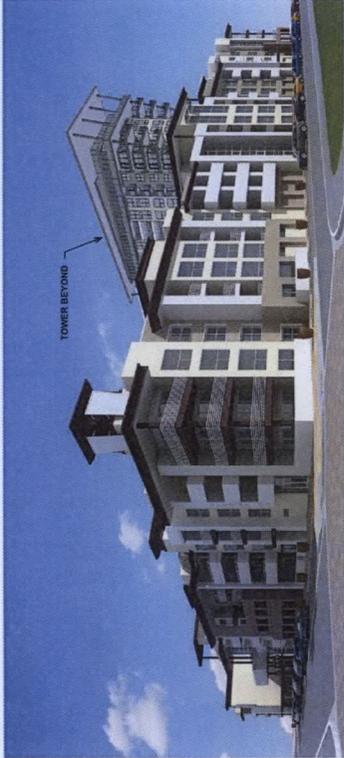
DC HEIGHTS LLC
GARDNER
REAL ESTATE

PRELIMINARY ELEVATION

CALIFORNIA



CONCEPTUAL VIEW FROM BOSTON & DAKOTA



CONCEPTUAL VIEW FROM BOSTON & CALIFORNIA

DC HEIGHTS
URBAN LIVING
BOSTON ST & DAKOTA ST
CHANDLER, ARIZONA

PRELIMINARY

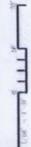


DC HEIGHTS LLC
GARDNER
REAL ESTATE

PRELIMINARY ELEVATION

ALTERNATE

ALTERNATE TOWER OPTION



WHITNEYBELL PERRY INC
ARCHITECTURE & PLANNING



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PHOENIX, ARIZONA 85014-2704
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CHANDLER, ARIZONA 85226-1032

ORDINANCE NO. 4597

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM MULTI-FAMILY RESIDENTIAL (MF-2) TO PLANNED AREA DEVELOPMENT (PAD) FOR MIXED-USE RESIDENTIAL AND COMMERCIAL INCLUDING A MID-RISE OVERLAY FOR BUILDING UP TO 130-FEET IN CASE (DVR14-0032 DC HEIGHTS) 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 MF-2 to PAD for mixed-use residential and commercial including a Mid-Rise Overlay, subject to the following conditions:

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

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4. 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.
5. 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.
6. Development shall be in substantial conformance with the Development Booklet, entitled "DC HEIGHTS" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0032, 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.
7. Maximum building height shall be 130-feet.

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 Planning Division 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 _____, 2015.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4597 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2015, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *Ken*

PUBLISHED:

EXHIBIT 'A'

**Legal Description
For
DC Heights**

Being a portion of the Northeast Quarter of Section 33, Township 1 South, Range 5 East, Gila and Salt River Meridian, Maricopa County, Arizona, being described as follows;

Lots 569 through 586, ORIGINAL TOWNSITE OF CHANDLER, according to book 5 of Maps, Page 34, Records of Maricopa County.

Description encompasses 138,600 square feet, or 3.18 acres more or less.

