



Chandler · Arizona
Where Values Make The Difference

12

APR 16 2015

Chandler



2010

MEMORANDUM

Planning Division – CC Memo No. 15-056

DATE: APRIL 16, 2015

TO: MAYOR AND COUNCIL

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

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *[Signature]*

SUBJECT: DVR14-0028/PPT14-0016 MISSION ESTATES
Introduction and Tentative Adoption of Ordinance No. 4617

Request: Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Residential with Preliminary Development Plan (PDP) for subdivision layout and housing product along with Preliminary Plat (PPT) approval

Location: North of Hunt Highway and west of McQueen Road

Applicants: Ed Bull/Brian Greathouse, Burch & Cracchiolo, P.A.

Project Info: Approximately 10 acres, 26 lots, custom/semi-custom one-story homes

RECOMMENDATION

Planning Commission and Planning Staff, upon finding the Rezoning, Preliminary Development Plan (PDP), and Preliminary Plat requests to be consistent with the General Plan and Southeast Chandler Area Plan (SECAP), recommend approval.

BACKGROUND

The approximate 10-acre subject site is located north of Hunt Highway and west of McQueen Road, just north of Sunnydale Drive. The property is surrounded on the north by an existing single-family residential subdivision, Fieldstone Estates. Along the south side are seven rural residential properties in the County. To the west is a County single-family subdivision, Santan Vista Unit 3. Northeast of the property, east of McQueen Road, is an existing single-family

residential subdivision, Springfield. East of the site is McQueen Road and rural residential property in the County.

The subject site is being annexed and given initial City zoning of Agricultural District (AG-1). The request is to rezone the site from AG-1 to Planned Area Development (PAD) for Residential (Low Density). The proposal is a custom/semi-custom home, gated single-family residential community that includes 26 single-family residential units at approximately 2.5 du/ac. The lots are a minimum of 12,000 square feet with an average lot size of 13,000 square feet.

GENERAL PLAN CONFORMANCE / AREA PLAN BACKGROUND

The General Plan designates this property as Residential and within the SECAP. The SECAP identifies this property as Traditional Suburban Character. This designation allows for a residential development density of 2.5 du/ac as the norm or greater upon meeting certain amenities. Development within this area should convey a rural/agrarian theme and should be developed with transitions and compatibility.

SUBDIVISION DIVERSITY

The request includes PDP approval for a single-family subdivision layout with one-story custom/semi-custom homes. The gated development includes a private street with ingress/egress off of McQueen Road. An emergency access only is provided off of Sunnydale Drive. The gated entry is integrated with the perimeter wall design utilizing steel framing, steel tube rails, welded steel panels with decorative bolts, and cmu columns with stucco finish. The development includes a single, curvilinear private roadway with a cul-de-sac.

Lot sizes are a minimum 85'x142' (12,070 sq. ft.). Lots 1-13 provide minimum front yard setbacks of 15 feet to side entry garage/livable space and 20 feet to forward facing garage. Lots 14-26 provide minimum front yard setbacks of 20 feet to side entry garage/livable space and forward facing garage. The minimum rear yard setback is 25 feet. Side yard setbacks are a minimum 5 feet with a total of both sides no less than 15 feet. Homes are limited to 25 feet high, one-story. The maximum lot coverage is 45%. Additional building setback standards are provided in the Development Booklet. The development allows for detached accessory buildings/structures such as garages, large storage buildings, recreational rooms, guest houses, and the like in the rear yard area. The maximum building size is 1,000 square feet, minimum building setbacks are 5 feet, and a maximum building height of 25 feet and 1-story only.

Although the residential lots are greater than 12,000 square feet in size and Residential Development Standards are not required, the development has incorporated several standards which meet design elements for residential subdivisions. In addition, the development incorporates SECAP standards such as providing on average a 45-foot wide landscape setback, turf, no lots backing up to street, break up perimeter fence walls, and a rural character entry feature.

A 6'11" high perimeter wall will be provided along Sunnydale Drive, an existing unpaved roadway easement for County lots, in conjunction with a landscape tract ranging from 8-feet to 6-feet. This provides a streetscape buffer from the front yards of seven County lots to the south.

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HOUSING PRODUCT

Housing product design criteria for the custom/semi-custom homes is included with this PDP through development guidelines. These guidelines are further detailed in the Development Booklet. The criteria includes a minimum home size of 3,200 square feet, one-story homes only, basements are permitted, minimum two-car garage, and architectural design expectations.

DISCUSSION

Planning Staff finds the proposed single-family residential development compatible with the adjacent existing residential and rural residential areas. The subdivision incorporates the Residential Development Standards and SECAP standards for quality design.

The development is incorporating a sewer lift station at the northeast corner of the subdivision along McQueen Road due to the unavailability to connect directly into the City's public wastewater transmission facilities in McQueen Road. The developer will be responsible for the cost and construction of the sewer lift station. The sewer lift station will be conveyed to the City for ownership.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- On October 27, 2014, the applicant met with County homeowners who own property immediately south of the subject site along Sunnydale Drive. The County homeowners conveyed concerns and desires regarding the proposed subdivision. The applicant responded to their comments and continued to work with them.
- A neighborhood meeting was held on October 29, 2014. Ten area residents attended. Questions asked included when the annexation process would start, who is the property owner, what infrastructure/improvements are occurring to McQueen Road, what about flood damage to the new homes, location of the stormwater retention, building setbacks, lot sizes, and lot coverage. Other questions related to home prices, construction timing, and limiting homes to one-story.
- Following this meeting, the applicant continued working with County homeowners south of the development site.
- Planning Staff received phone calls from County homeowners to the south and a resident within Fieldstone Estates to the north. They wanted information on the proposed development and were concerned about two-story homes, lot sizes, lot locations, and the number of lots.
- A meeting with County residents to the south was held on December 1, 2014. The developer agreed to limit homes to one-story, provide a landscape tract along Sunnydale Drive along the new perimeter wall, and improve Sunnydale Drive with 6-inches of compacted aggregate base course (ABC) within the existing 20-foot roadway easement.
- Following the December meeting, there were ongoing discussions and an agreement was signed between the developer and County property owners along Sunnydale Drive. See attached agreement.
- Planning Staff received an email on March 5, 2015, from one of the County property owners along Sunnydale Drive conveying their concerns and desires. See attached correspondence.

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- Planning Staff received a follow up call from a Fieldstone Estates resident adjacent to the proposed development. Concerns were raised about grading, lot pad height, and existing trees. Staff and the applicant responded advising that any existing trees will be maintained if possible when grading, the property drains westerly into retention basins, and the land's height is not being raised to cause homes to be taller than existing homes. The resident's concerns have been addressed and they do not oppose the development.
- Planning Staff received a phone call from a representative of a family owned farm immediately east of the proposed development. A concern was raised about planned improvements and lane configurations on McQueen Road. Staff and the applicant contacted the representative and provided information to address their concern. The representative's concerns have been addressed and they do not oppose the development.
- As of the writing of this memo, Planning Staff is not aware of any opposition to this development.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Absent: 2 (Baron, Wastchak)

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Southeast Chandler Area Plan, recommend approval of the Rezoning subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "MISSION ESTATES" kept on file in the City of Chandler Planning Division, in File No. DVR14-0028, except as modified by condition herein.
2. 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.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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. 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.
8. 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.
9. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
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 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.
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 a wastewater treatment facility adjacent to Mission Estates 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 a wastewater treatment facility, 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.

12. The Developer shall be in compliance with the Pre-Annexation Development Agreement.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Southeast Chandler Area Plan, recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "MISSION ESTATES" kept on file in the City of Chandler Planning Division, in File No. DVR14-0028, 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 and 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. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
5. 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.
6. The same housing plan and elevation shall not be built side-by-side or directly across the street from one another.
7. All lots within the subdivision shall be limited to single-story homes only.
8. Window mullion/muntin patterns shall remain consistent on all sides of the homes.
9. Window pop-out treatments shall remain consistent on all sides of the homes.

Preliminary Plat

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Southeast Chandler Area Plan, recommend approval of the Preliminary Plat 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

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4617 rezoning request DVR14-0028 MISSION ESTATES from Agricultural District (AG-1) to Planned Area Development (PAD) for Residential subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

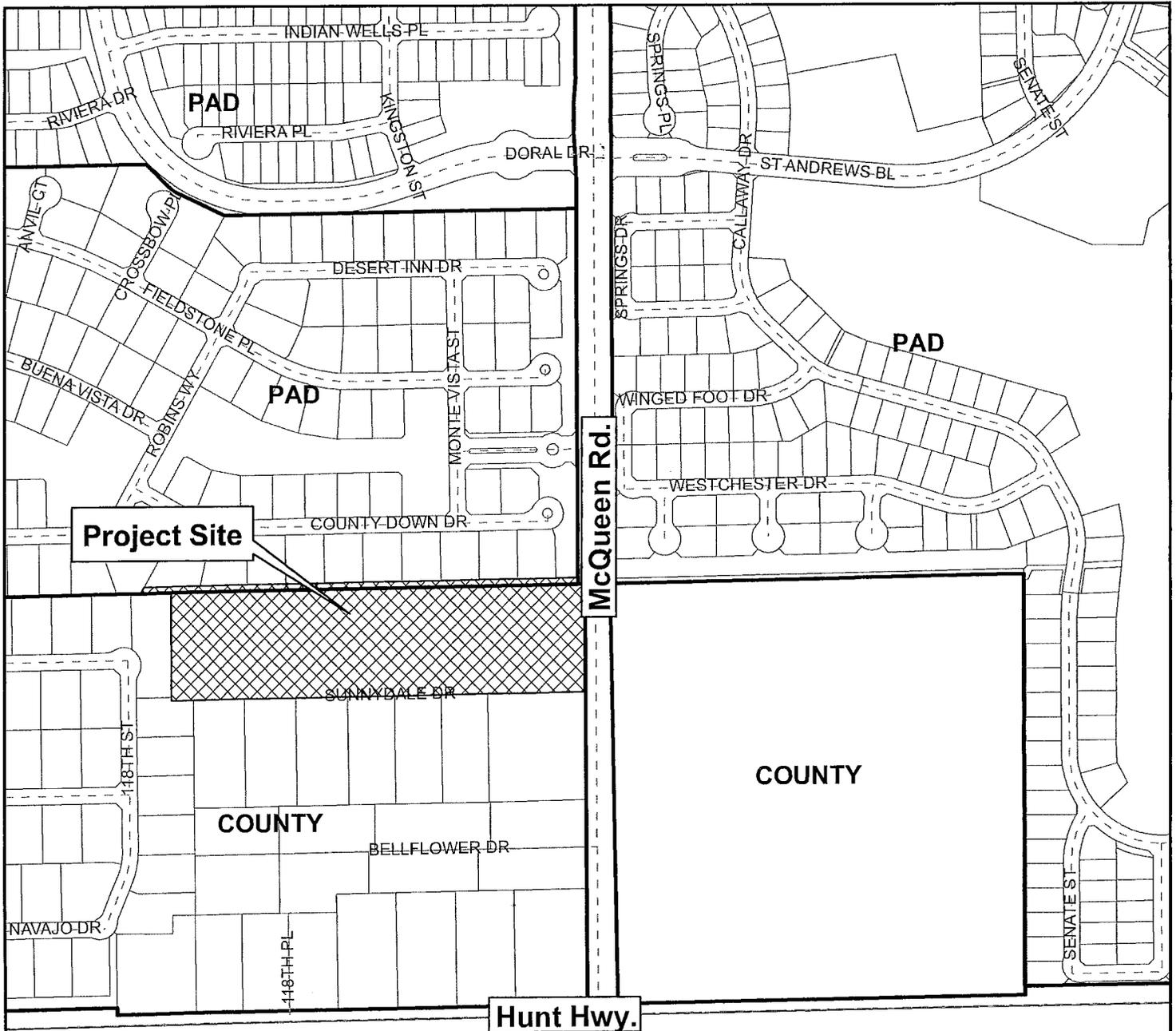
Move to approve Preliminary Development Plan request DVR14-0028 MISSION ESTATES for subdivision layout and housing product subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Plat

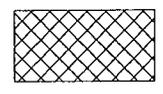
Move to approve Preliminary Plat request PPT14-0016 MISSION ESTATES as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Preliminary Plat
5. Agreement between developer and County property owners
6. Email from County property owner
7. Ordinance No. 4617
8. Development Booklet, Exhibit A

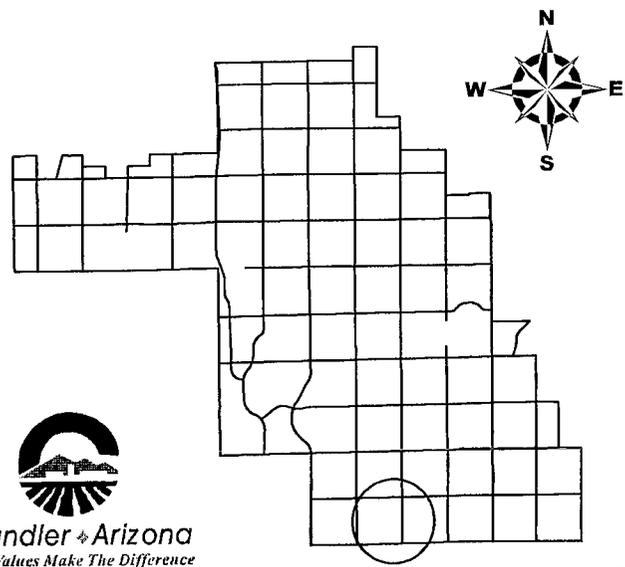


Vicinity Map



DVR14-0028

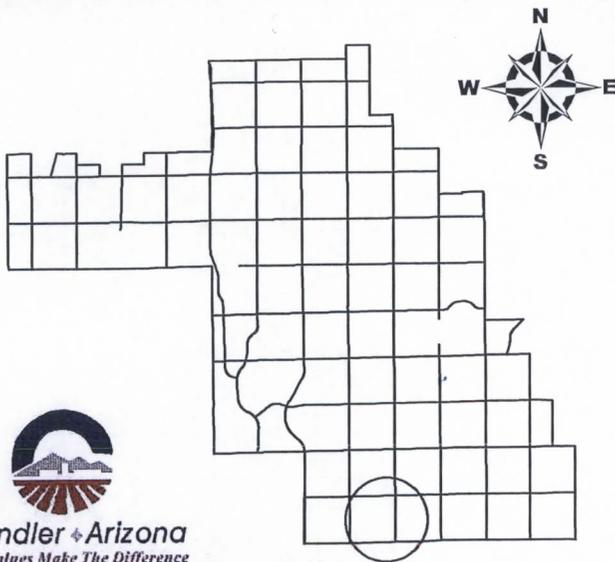
Mission Estates



Chandler ♦ Arizona
Where Values Make The Difference

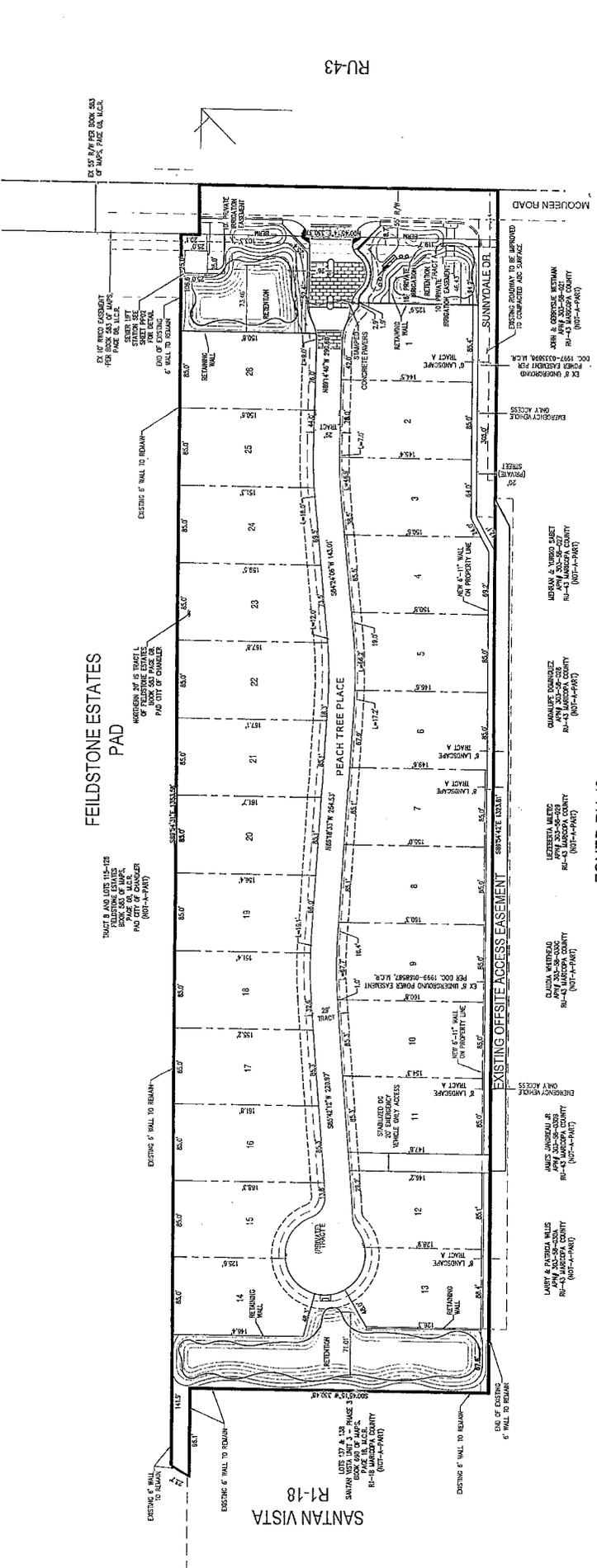


Vicinity Map



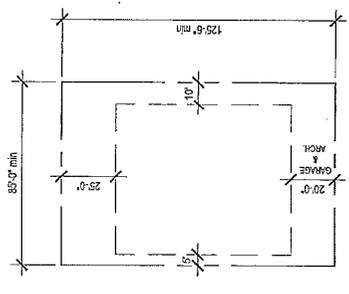
DVR14-0028

Mission Estates

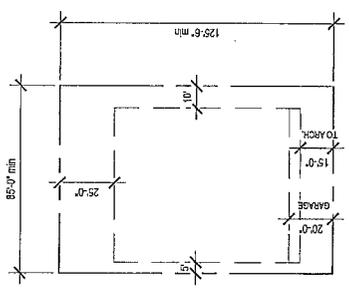


ZONED RU-43

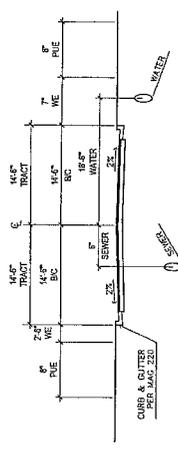
SITE DATA		
Description	Quantity	Mix
Gross Acreage	10.7 AC.	
Net Acreage	10.5 AC.	
Open Space	1.5 AC.	14%
Lots	26	Units
Total	26	Units 2.5 DU/AC



TYPICAL LOT DIAGRAM - LOTS 14-26
ALL SINGLE STORY HOMES



TYPICAL LOT DIAGRAM - LOTS 1-13
ALL SINGLE STORY HOMES



TYPICAL CROSS SECTION
LOCAL STREETS
LOOKING WEST

MISSION ESTATES

Site Plan

andersonbaron
 5901 N. CENTRAL AVENUE
 CHARLESTON, ARIZONA 85526
 PH: 480.957.7926 FAX: 480.957.7988

Plan scale: 1"=50'
 Date: 03.09.15

FEILDSTONE ESTATES PAD

TRACT 8 AND LOTS 116-126
FEILDSTONE ESTATES
PAD
PAGE 08, U.L.C.
PLANNING AND ZONING
COMMISSION
(NOT-A-PART)

TRACT 7 AND LOTS 127-136
FEILDSTONE ESTATES
PAD
PAGE 09, U.L.C.
PLANNING AND ZONING
COMMISSION
(NOT-A-PART)

TRACT 6 AND LOTS 137-146
FEILDSTONE ESTATES
PAD
PAGE 10, U.L.C.
PLANNING AND ZONING
COMMISSION
(NOT-A-PART)

TRACT 5 AND LOTS 147-156
FEILDSTONE ESTATES
PAD
PAGE 11, U.L.C.
PLANNING AND ZONING
COMMISSION
(NOT-A-PART)

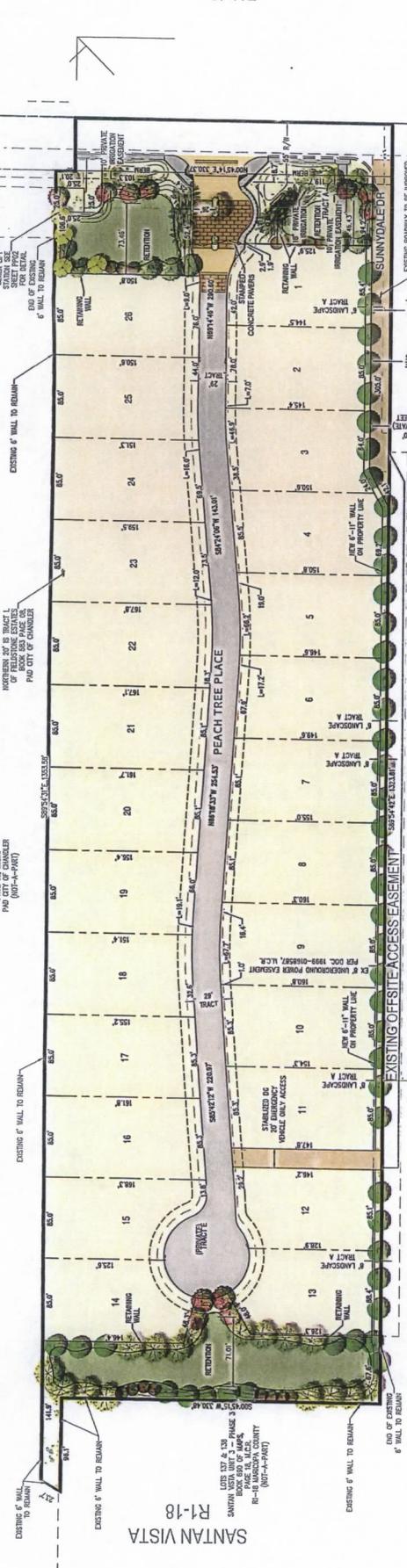
TRACT 4 AND LOTS 157-166
FEILDSTONE ESTATES
PAD
PAGE 12, U.L.C.
PLANNING AND ZONING
COMMISSION
(NOT-A-PART)

TRACT 3 AND LOTS 167-176
FEILDSTONE ESTATES
PAD
PAGE 13, U.L.C.
PLANNING AND ZONING
COMMISSION
(NOT-A-PART)

TRACT 2 AND LOTS 177-186
FEILDSTONE ESTATES
PAD
PAGE 14, U.L.C.
PLANNING AND ZONING
COMMISSION
(NOT-A-PART)

TRACT 1 AND LOTS 187-196
FEILDSTONE ESTATES
PAD
PAGE 15, U.L.C.
PLANNING AND ZONING
COMMISSION
(NOT-A-PART)

TRACT 0 AND LOTS 197-206
FEILDSTONE ESTATES
PAD
PAGE 16, U.L.C.
PLANNING AND ZONING
COMMISSION
(NOT-A-PART)



EXISTING OFFSITE ACCESS/EASEMENT

LANDSCAPE CONTRACTORS:
 JAMES AMOROSO JR. (NOT-A-PART)
 CLAUDIA WINTERGARD (NOT-A-PART)
 LEZBETHA WELLS (NOT-A-PART)
 GUALTERIO GONZALEZ (NOT-A-PART)
 MURRAY A. VASCO SACKETT (NOT-A-PART)

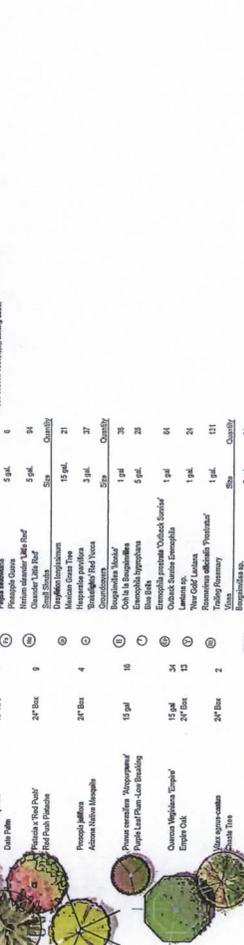
PLANNING AND ZONING COMMISSION:
 TRACT 8 AND LOTS 116-126 (PAGE 08)
 TRACT 7 AND LOTS 127-136 (PAGE 09)
 TRACT 6 AND LOTS 137-146 (PAGE 10)
 TRACT 5 AND LOTS 147-156 (PAGE 11)
 TRACT 4 AND LOTS 157-166 (PAGE 12)
 TRACT 3 AND LOTS 167-176 (PAGE 13)
 TRACT 2 AND LOTS 177-186 (PAGE 14)
 TRACT 1 AND LOTS 187-196 (PAGE 15)

ZONED RU-43

PLANT MATERIALS LEGEND

Botanical Name	Common Name	Size	Qty.	Notes
<i>Stipa capensis</i>	Stipa	5 gal	122	Soil Indifer
<i>Stipa capensis</i>	Stipa	15 gal	57	Soil Indifer
<i>Stipa capensis</i>	Stipa	15 gal	87	Soil Indifer
<i>Stipa capensis</i>	Stipa	5 gal	236	Soil Indifer
<i>Stipa capensis</i>	Stipa	5 gal	139	Soil Indifer
<i>Stipa capensis</i>	Stipa	5 gal	6	Soil Indifer
<i>Stipa capensis</i>	Stipa	5 gal	64	Soil Indifer
<i>Stipa capensis</i>	Stipa	15 gal	21	Soil Indifer
<i>Stipa capensis</i>	Stipa	3 gal	27	Soil Indifer
<i>Stipa capensis</i>	Stipa	5 gal	28	Soil Indifer
<i>Stipa capensis</i>	Stipa	5 gal	64	Soil Indifer
<i>Stipa capensis</i>	Stipa	1 gal	26	Soil Indifer
<i>Stipa capensis</i>	Stipa	1 gal	131	Soil Indifer
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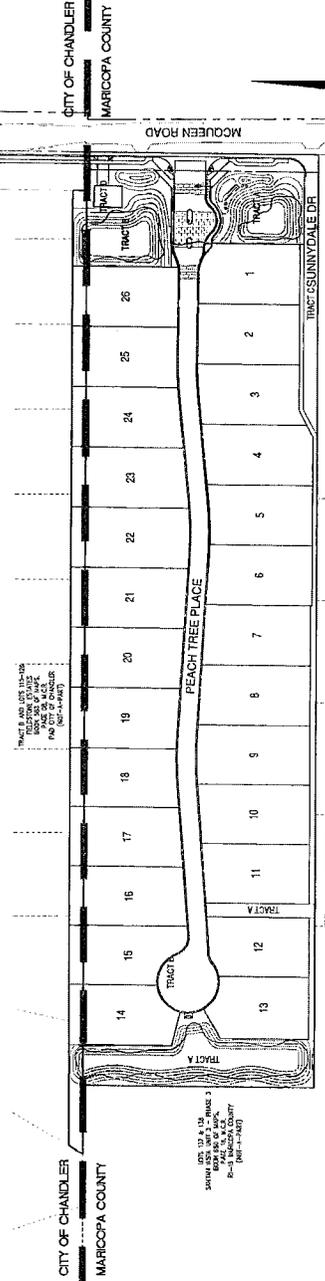
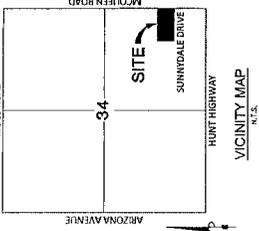
MISSION ESTATES Landscape Plan

andersonbaron
 plan · design · achieve
 1500 N. CENTRAL AVENUE, SUITE 200
 CHANDLER, ARIZONA 85226
 PH: 480.689.7956 FAX: 480.689.7986

plan scale 1/50
 date: 03.09.15

PRELIMINARY PLAT FOR MISSION ESTATES

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



- ### LEGEND
- BRASS CAP FLUSH
 - MONUMENT AS NOTED
 - BRASS CAP IN HAND HOLE
 - FOUND 1/2" REBAR
 - SEWER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - DRAINAGE FLOW DIRECTION
 - EXISTING GAS MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING SIGN
 - EXISTING ELECTRICAL BULL BOX
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING GUY WIRE
 - EXISTING POWER POLE
 - BOUNDARY LINE
 - SECTION LINE
 - LOT LINE
 - EASEMENT LINE
 - RETAINING WALL
 - RIGHT OF WAY
 - EXISTING CONTOUR & ELEVATION
 - EXISTING FENCE
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING GAS
 - EXISTING OVERHEAD UTILITY LINES
 - PROPOSED SEWER
 - PROPOSED WATER
 - PUBLIC UTILITY EASEMENT
 - VEHICULAR NON-ACCESS EASEMENT
 - VISIBILITY EASEMENT
 - WATER EASEMENT

KEY MAP

N.T.S.

SITE DATA

ZONING: R1-13 MARICOPA COUNTY AND PAD CITY OF CHANDLER
 EXISTING: SINGLE-FAMILY RESIDENTIAL
 F.E.M.A. ZONE: UNDESIGNATED
 F.E.M.A. SIZE: 5312.277 N
 LATITUDE: 111-19-25" W
 LONGITUDE: 111-19-25" W

SITE DATA	
GROSS AREA	444,793.17 SF
RIGHT-OF-WAY OPPOSITE AREA	8,229.03 SF
NET AREA	436,564.14 SF
LOT TOTAL	26
AVG. LOT AREA	13,098.73 SF
MIN. LOT AREA	12,000.04 SF
MAX. LOT AREA	14,328.81 SF
PROPOSED NET DENSITY	2.5 DU/AC
TOTAL SPACED SUMMARY	
TOTAL GROSS GROUND AREA	86,949.22 SF
OPEN SPACE %	1.94 AC

R1-13 MARICOPA COUNTY AND PAD CITY OF CHANDLER
 ZONING: R1-13 MARICOPA COUNTY AND PAD CITY OF CHANDLER
 F.E.M.A. ZONE: UNDESIGNATED
 F.E.M.A. SIZE: 5312.277 N
 LATITUDE: 111-19-25" W
 LONGITUDE: 111-19-25" W

UTILITIES SERVICES

WATER: CITY OF CHANDLER
 SEWER: SALT RIVER PROJECT
 ELECTRIC: COX COMMUNICATIONS
 CABLE: COX COMMUNICATIONS
 GAS: PRIVATE
 RECLAIMED WATER: PRIVATE
 IRRIGATION: PRIVATE

FLOOD ZONE CERTIFICATION:

THE APPLICANT HAS OBTAINED A FLOOD ZONE CERTIFICATION DATED OCTOBER 18, 2001. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". FLOOD ZONE "X" IS DEFINED AS AREAS OF ANNUAL FLOOD HAZARD, USUALLY DEPICTED ON FEMA AS ABOVE THE 100-YEAR FLOOD LEVEL.

NOTES:

- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 13, 2002.
- THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND PRIVATE DOLLAR LIGHTS SHALL BE PLACED AT ALL RESIDENTIAL DRIVEWAY LOCATIONS, AND SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.

DEVELOPER:
 1407 1/2 7TH STREET
 CALAMON, ALBERTA, T8Y 1E7
 CANADA
 PHONE: (780) 720-7707
 CONTACT: ART VALDARO

ENGINEER:
 1232 W. WASHINGTON STREET
 TULSA, OK 74103
 PHONE: (405) 678-8830
 CONTACT: SHERI KOSBUL

MISSION ESTATES
 PRELIMINARY PLAT COVER SHEET
 MARICOPA COUNTY
 CHANDLER, ARIZONA

DATE	DESCRIPTION
PP01	01 of 04



DATE	DESCRIPTION	BY	AD	TP
08/14/2015	DESIGN	DR	DR	DR
08/14/2015	SCALE	1" = 40'		
08/14/2015	JOB NO.	15000-001		
08/14/2015	DATE	MARCH 2015		

TRACT AREA		LOT AREA	
TRACT #	AREA	LOT #	AREA
1	1,050.04 SF	14	1,228.23 SF
2	1,028.09 SF	15	1,250.25 SF
3	1,027.89 SF	16	1,405.63 SF
4	1,007.48 SF	17	1,414.68 SF
5	1,028.87 SF	18	1,053.34 SF
6	1,053.54 SF	19	1,007.34 SF
7	1,046.58 SF	20	1,049.28 SF
8	1,500.11 SF	21	1,073.50 SF
9	1,374.42 SF	22	1,432.81 SF
10	1,330.22 SF	23	1,316.68 SF
11	1,538.23 SF	24	1,310.74 SF
12	1,000.49 SF	25	1,773.16 SF
13	1,000.49 SF	26	1,044.50 SF

TRACT AREA TABLE			
TRACT #	USE	AREA (AC)	AREA (SQ)
A	NEW OPEN SPACE, LANDSCAPE, UTILITIES, RECREATION & MULTIPURPOSE ACCESS	4,987.48 SF	1.1400
B	OPEN SPACE, LANDSCAPE, RECREATION	10,888.38 SF	0.2465
C	ACCESS EASEMENT	7,008.09 SF	0.1603
D	SEWER LIFT STATION	1,200.00 SF	0.0275
E	PRIVATE ROADWAY	4,202.57 SF	0.0977

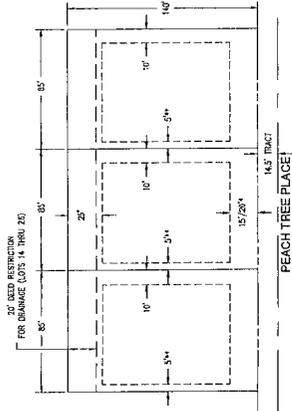
PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	DELTA
C19	5.82	50.00	181.41°	5.82	181.41°
C20	21.18	43.00	78.54°	21.18	78.54°
C21	21.75	50.00	271.30°	21.75	271.30°
C22	17.49	50.00	207.22°	17.49	207.22°
C23	4.19	5.00	47.02°	4.19	47.02°
C24	3.75	12.00	48.32°	3.75	48.32°
C25	5.15	20.00	98.51°	5.15	98.51°
C26	3.82	10.00	157.84°	3.82	157.84°

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	DELTA
C5	34.72	14.50	144.07°	34.72	144.07°
C6	54.81	44.50	89.92°	54.81	89.92°
C7	51.95	44.50	74.97°	51.95	74.97°
C8	31.28	14.50	139.01°	31.28	139.01°
C9	54.87	44.50	78.95°	54.87	78.95°
C10	21.09	44.50	270.32°	21.09	270.32°
C11	18.46	14.50	209.27°	18.46	209.27°
C12	21.89	14.50	133.97°	21.89	133.97°
C13	26.58	14.50	133.19°	26.58	133.19°
C15	46.74	44.50	73.23°	46.74	73.23°
C17	41.01	14.50	434.01°	41.01	434.01°

BOUNDARY LINE DATA			
LINE #	BEARING	DISTANCE	REMARKS
U	S30°13'14" W	21.25'	
V	S88°54'21" E	86.25'	

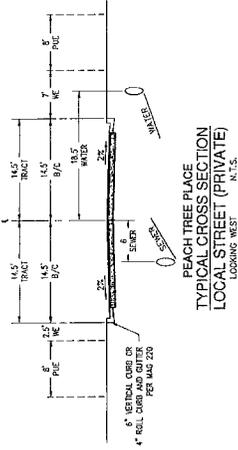
CENTERLINE CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C1	84.28	500.00	721.51°
C2	61.07	500.00	739.15°
C3	61.06	500.00	871.71°
C4	35.43	500.00	871.08°

CENTERLINE LINE DATA			
LINE #	BEARING	DISTANCE	REMARKS
U	S30°13'14" W	15.00'	

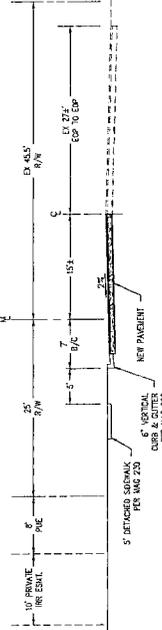


TYPICAL LAYOUT
N.T.S.

* FRONT YARD SETBACK IS 15' (SIDE FACING GARAGES)
* SIDE YARD SETBACK IS 5' (FRONT FACING GARAGES)
* 20' (FRONT & SIDE FACING GARAGES) LOTS 14
THRU 20
* SIDE YARD SETBACK IS 5', TOTAL BETWEEN
HOUSES MINIMUM 15'

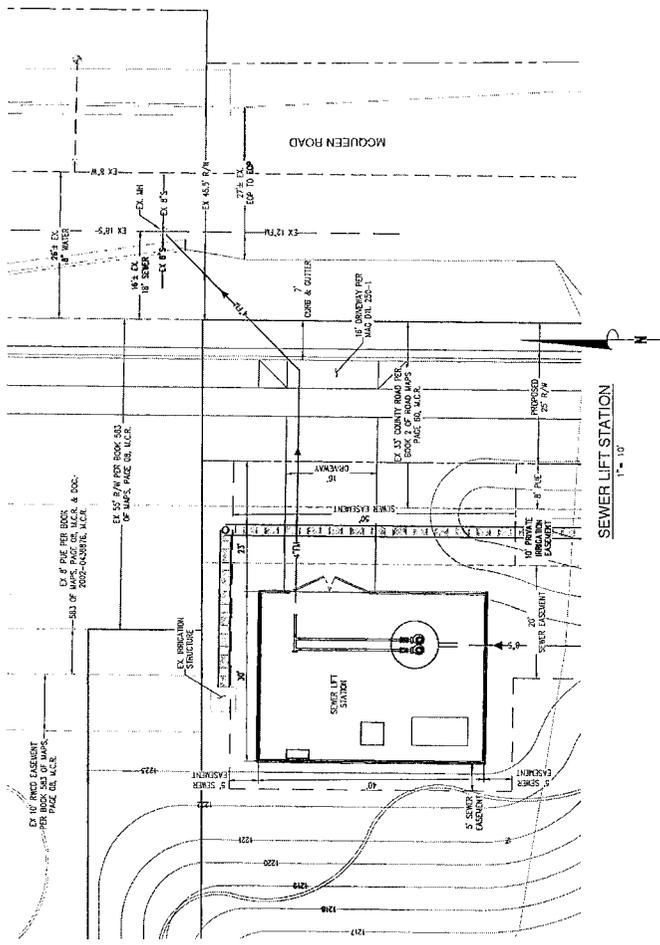


**TYPICAL CROSS SECTION
LOCAL STREET (PRIVATE)**
N.T.S.



**TYPICAL CROSS SECTION
MOQUEEN ROAD**
N.T.S.

C.O.C. STD. DTL. C-209 (modified)



SEWER LIFT STATION
1" = 10'

December 19, 2014

JP Jandreau
11821 E. Sunnydale Dr.
Chandler, AZ 85249

RE: Mission Estates

Dear JP:

Per our Neighborhood Meeting held on 12/1/14 and follow up discussions you and I have had over the past several weeks, below is a summary of the issues/items that I have agreed to complete in exchange for your support of the Mission Estates Development:

- YEG will construct the south wall and install landscaping on the south side of the wall in accordance with the exhibits presented at the meeting. The south wall shall be an approximately 6'11" high "dooley" fence.
- Mission Estates' HOA will maintain the landscaping along the south side of the south perimeter wall.
- The emergency access gate will be similar to the gate shown at the meeting.
- No street lights will be installed within the gated area.
- Rear yard lighting will not include flood lights that shine towards the County neighbors' homes.
- All homes within Mission Estates shall be limited to single story and minimum rear yard setbacks shall be 25 ft.
- Rural/farm animal type disclosures shall be included in the Mission Estates CC&Rs and a separate disclosure statement which shall be recorded.

Agreement

- Bridge improvements will be completed by YEG to maintain access to and from Sunnydale Drive.
- YEG will cover the cost to improve Sunnydale Drive with an ABC surface.
- Construction hours shall be consistent with City of Chandler Code (M-F: 5am -10pm; Sat, Sun, and Holidays: 7am – 7pm).
- Dust Control measures shall be utilized on the Site in conformance with Maricopa County requirements.
- YEG will update the PAD/PDP Development Booklet to include the one story restriction, the updated perimeter wall and landscaping exhibit, and the improvements to Sunnydale Drive.
- You will submit an email or letter to the City of Chandler stating your support of the Mission Estates development.

I believe the above accurately summarizes the substance of our 12/1/14 Neighborhood Meeting and follow up discussions. Presuming you agree, please sign below. We appreciate the opportunity to work with you and look forward to being good neighbors.

Sincerely,



YEG Developments, Inc.

The above is accepted and agreed to.

By: JP Jandreau  12/24/14
Date

Agreement



RE: mission estates annexation

Claudia W

to:

Jodie.Novak@chandleraz.gov, jeff.kurtz@chandleraz.gov

03/05/2015 12:50 PM

Hide Details

From: Claudia W <cheetahsaz@hotmail.com>

To: "Jodie.Novak@chandleraz.gov" <jodie.novak@chandleraz.gov>,

"jeff.kurtz@chandleraz.gov" <jeff.kurtz@chandleraz.gov>

History: This message has been replied to.

Good afternoon Jodie,

This email is to convey my position of not opposing the Mission Estates development per the following items being agreed upon and/or built into the development by the PAD Zoning documents with the City of Chandler and as items have been represented by the developer YEG.

- Mission Estates/YEG's access to Sunnydale Drive will be limited to emergency access and landscape maintenance access.
- If the development of Mission Estates by YEG requires widening of Sunnydale Drive, the additional width will be acquired from the property of Mission Estates only
- YEG will construct the south wall and install heavy landscaping on the south side of the wall. This was represented at the meeting on 12/1/14. The south wall shall be a minimum of 6'11" high from grade level of Sunnydale Drive.
- Mission Estates HOA will maintain the landscaping along the south side of the south perimeter wall
- The emergency access gate will be similar to the gate shown at the neighborhood meeting on 12/1/14
- No street lighting will be installed within the gated area or along the south side of Mission Estates
- Rear yard lighting will not include flood lights that shine towards the County neighbors' homes
- All homes within Mission Estates will be limited to single story and minimum rear yard setbacks to be 25' from rear yard wall.
- Rural/farm animal disclosures shall be included in the Mission Estates CC & Rs and a separate disclosure statement will be recorded
- Existing irrigation delivery shall continue and not be disrupted to County neighbors
- Bridge improvements will be completed by YEG to maintain access to Sunnydale Drive and the improvement costs will be paid by YEG
- YEG will improve and cover the cost to improve Sunnydale Drive with an ABC surface
- Water/storm retention requirements will be engineered to flow to Mission Estates to maintain the current effective drainage
- Dust control measures will be utilized and strive to exceed Maricopa County requirements

I look forward to the opportunity to review the current plans to ensure any concerns that have been expressed are addressed in the plans.

Email

ORDINANCE NO. 4617

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR RESIDENTIAL IN CASE (DVR14-0028 MISSION ESTATES) 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 Agricultural District (AG-1) to Planned Area Development (PAD) for Residential, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "MISSION ESTATES" kept on file in the City of Chandler Planning Division, in File No. DVR14-0028, except as modified by condition herein.
2. 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.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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. 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.
8. 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.
9. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
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 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.

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 a wastewater treatment facility adjacent to Mission Estates 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 a wastewater treatment facility, 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.

12. The Developer shall be in compliance with the Pre-Annexation Development Agreement.

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 _____, 2015.

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. 4617 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



PUBLISHED:

August 7, 2014
PROJECT # 050001-01-001

EXHIBIT 'A'

**LEGAL DESCRIPTION
MISSION ESTATES**

TRACT L, FIELDSTONE ESTATES, ACCORDING TO BOOK 583 OF MAPS, PAGE 8, MARICOPA COUNTY RECORDS, TOGETHER WITH THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34, BEING A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 34, BEING A CITY OF CHANDLER BRASS CAP IN HAND HOLE, BEARS NORTH 00°45'14" EAST, A DISTANCE OF 2643.86 FEET;

THENCE NORTH 00°45'14" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 991.45 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 89°54'42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1323.81 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 00°45'15" EAST, ALONG SAID WEST LINE, A DISTANCE OF 330.48 FEET TO A POINT ON THE SOUTH LINE OF TRACT L, FIELDSTONE ESTATES, ACCORDING TO BOOK 583 OF MAPS, PAGE 8, MARICOPA COUNTY RECORDS;

THENCE NORTH 89°54'23" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 96.25 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT L;

THENCE NORTH 30°19'13" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 23.25 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT L;

THENCE SOUTH 89°54'31" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1353.58 FEET TO A POINT ON THE EAST LINE OF SAID TRACT L;

THENCE SOUTH 00°45'14" WEST, ALONG SAID EAST LINE, A DISTANCE OF 20.14 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89°54'23" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 00°45'14" WEST, ALONG SAID EAST LINE, A DISTANCE OF 330.36 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 464,726 SQUARE FEET OR 10.6686 ACRES, MORE OR LESS.