

MEMORANDUM

Planning Division – CC Memo No. 15-083

DATE: JUNE 25, 2015

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *J*
KEVIN MAYO, PLANNING MANAGER *K*

FROM: JODIE M. NOVAK, MEP, CPM, SENIOR CITY PLANNER *JMN*

SUBJECT: APL15-0002 PECOS RANCH AREA PLAN AMENDMENT/DVR15-0008 RESEDA /PPT15-0003 RESEDA
Adoption of Resolution No. 4875
Introduction and Tentative Adoption of Ordinance No. 4645

- Requests: Area Plan amendment to the Pecos Ranch Area Plan from Church to Single-Family Residential
- Rezoning from Planned Area Development (PAD) for Church and School to PAD for Single-Family Residential
- Preliminary Development Plan (PDP) for subdivision layout and housing product
- Preliminary Plat (PPT) approval for a single-family subdivision
- Location: Northwest corner of Germann Road and Arrowhead Drive, east of Dobson Road
- Applicant: Brennan Ray, Burch & Cracchiolo, P.A.
- Developer: Porchlight Homes
- Project Info: Approximately 4 acres with 32 single-family residential units; approximately 8.39 du/ac

RECOMMENDATION

Planning Commission and Planning Staff, upon finding the Area Plan amendment to be consistent with the General Plan, recommend approval subject to conditions. Planning Commission and Planning Staff, upon finding the Rezoning request to be consistent with the

General Plan, recommend approval subject to conditions. Planning Commission and Planning Staff recommend approval of the Preliminary Development Plan (PDP) and Preliminary Plat subject to conditions.

BACKGROUND

The approximate 4-acre site is located at the northwest corner of Germann Road and Arrowhead Drive which is east of Dobson Road. The property is a part of the Pecos Ranch Area Plan designated as Church. The 7.5-acre church property was zoned Planned Area Development (PAD) in 1998, with a two year timing condition. In 2001, a PAD zoning time extension was approved for an additional two years along with rezoning 1.9 acres from PAD (Church) to PAD (School). The Chandler Presbyterian Church sold a portion of the property for a future private school, grades pre-school through 6th with approximately 400 students. The school did not develop. The church developed a 9,000 square foot worship building as part of phase one.

The subject property is primarily surrounded by residential including apartments to the west, townhomes to the east, single-family residential lots to the south, and a church to the north which is surrounded by single-family residential lots. The property fronts Germann Road to the south and Arrowhead Drive to the east.

GENERAL PLAN/AREA PLAN AMENDMENT

The General Plan designates this property as Residential. The Pecos Ranch Area Plan designates this property for Church as part of a larger master planned residential area. The request includes amendment to the Pecos Ranch Area Plan from Church to Single-Family Residential.

REZONING/DEVELOPMENT STANDARDS

The request is to rezone approximately 4 acres from PAD (Church and School) to PAD (Single-Family Residential). Porchlight Homes proposes to develop a single-family residential community that includes 32 single-family residential units at approximately 8.39 du/ac. The rezoning request includes PDP approval for subdivision layout and housing product. There is a full-movement entry/exit off of Arrowhead Drive, an adjacent collector street. A secondary emergency access only is provided off of Germann Road. The lots are uniquely configured along a single curvilinear street with tracts accessing garages. The typical lot size is 58'x46' (2,668 sq. ft.) providing varied setbacks with a minimum front yard building setback of 10 feet along the main interior street and 3 feet to garages within tracts. Minimum side yard and rear yard setbacks are 5 feet.

Since all of the lots are less than 7,000 square feet, all of the Residential Development Standards (RDS) for subdivision diversity would be required. However, it is realized that this type of infill subdivision cannot meet all of the subdivision diversity standards due to the parcel's small size and configuration. The lot sizes are not practical for deeper rear yard setbacks and rear yard vehicle access. The unconventional lot layout incorporates diversity elements such as a curvilinear street and a community swimming pool with a covered entry focal point, a sunscreen covered cabana, and beehive fireplace. The subdivision design meets the intent of the RDS subdivision diversity elements as outlined in the Development Booklet. A sense of neighborhood arrival is provided at the entry/exit, visual interest along both streets occurs with staggered

decorative perimeter walls and view fencing, and a minimum 20-foot landscape tract along Germann Road.

The housing plans are designed as patio homes and include three 2-story homes ranging in size from 1,600 to 2,220 livable square feet with a variety of architectural styles. Each housing plan includes three elevation styles; Spanish, Tuscan, and Provence. Housing plans are designed to fit on specified lots.

Since all of the lots are less than 7,000 square feet, all of the RDS for architectural diversity would be required as well. Again, it is realized that an infill subdivision of this type cannot meet all of the diversity standards as outlined in the RDS. The homes have staggered forward facing garages. The housing product design meets the intent of the RDS architectural diversity elements as outlined in the Development Booklet providing architectural diversity and distinct building materials and features. The homes are designed with varied plane changes and rooflines as well as single-story elements to mitigate a box-on-box appearance. The same elevation and plan style will not be built side-by-side or across the street from each other.

An existing monument sign for Chandler Presbyterian Church will remain along Germann Road. The sign is approximately 130 feet west of Arrowhead Drive.

DISCUSSION

Planning Staff finds the proposed development in conformance with the General Plan. The single-family residential use is compatible with existing residential uses and a church. The two-story housing product is compatible with existing two- and three-story apartment buildings to the west and one- and two-story townhomes to the east as well as single-family homes to the south.

The subdivision layout and housing product are consistent with the intent of the RDS. The single curvilinear street, unique lot layout, and swimming pool amenity creates a small neighborhood environment that is pedestrian-oriented amongst 32 homes.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held April 23, 2015. Two persons attended the meeting who reside in nearby subdivisions. They asked general questions about the development and expressed support.
- Planning Staff received a phone call from an area resident who lives north and east of the development off of Arrowhead Drive. The caller has concerns about increased vehicular traffic and congestion from 32 new homes. The caller conveyed there is already congestion in the neighborhood with the apartments and a school bus stop. Staff conveyed that the proposed development's traffic was evaluated and deemed negligible. The caller said that given they were the only one to call about this project, they would not be pursuing their concern.
- As of the writing of this memo, Planning Staff is not aware of any other opposition or concerns with this development.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Ryan)

Commission commented on a few items during the Study Session and asked the applicant to work with Planning Staff to administratively review modifications to some housing detailing, e.g. remove faux shutters on ground level and replace with stucco façade, reduce driveway lengths in front of garages to discourage parking in tracts, and relocate some sidewalks that go to garages and instead connect them to the main interior street.

RECOMMENDED ACTIONS

Area Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Pecos Ranch Area Plan amendment from Church to Single-Family Residential.

Rezoning

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled “RESEDA”, kept on file in the City of Chandler Planning Division, in File No. DVR15-0008, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City’s adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. 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.
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

7. 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. 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.

Preliminary Development Plan

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "RESEDA", kept on file in the City of Chandler Planning Division, in File No. DVR15-0008, except as modified by condition herein.
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 association.
4. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
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 elevation shall not be built side-by-side or directly across the street from one another.

Preliminary Plat

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Preliminary Plat request 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. 4875 approving the Pecos Ranch Area Plan amendment from Church to Single-Family Residential in case APL15-0002 PECOS RANCH AREA PLAN AMENDMENT (RESEDA), per Planning Commission and Planning Staff recommendation.

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4645 approving rezoning request DVR15-0008 RESEDA from Planned Area Development (PAD) Church and School to PAD (Single-Family Residential), subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

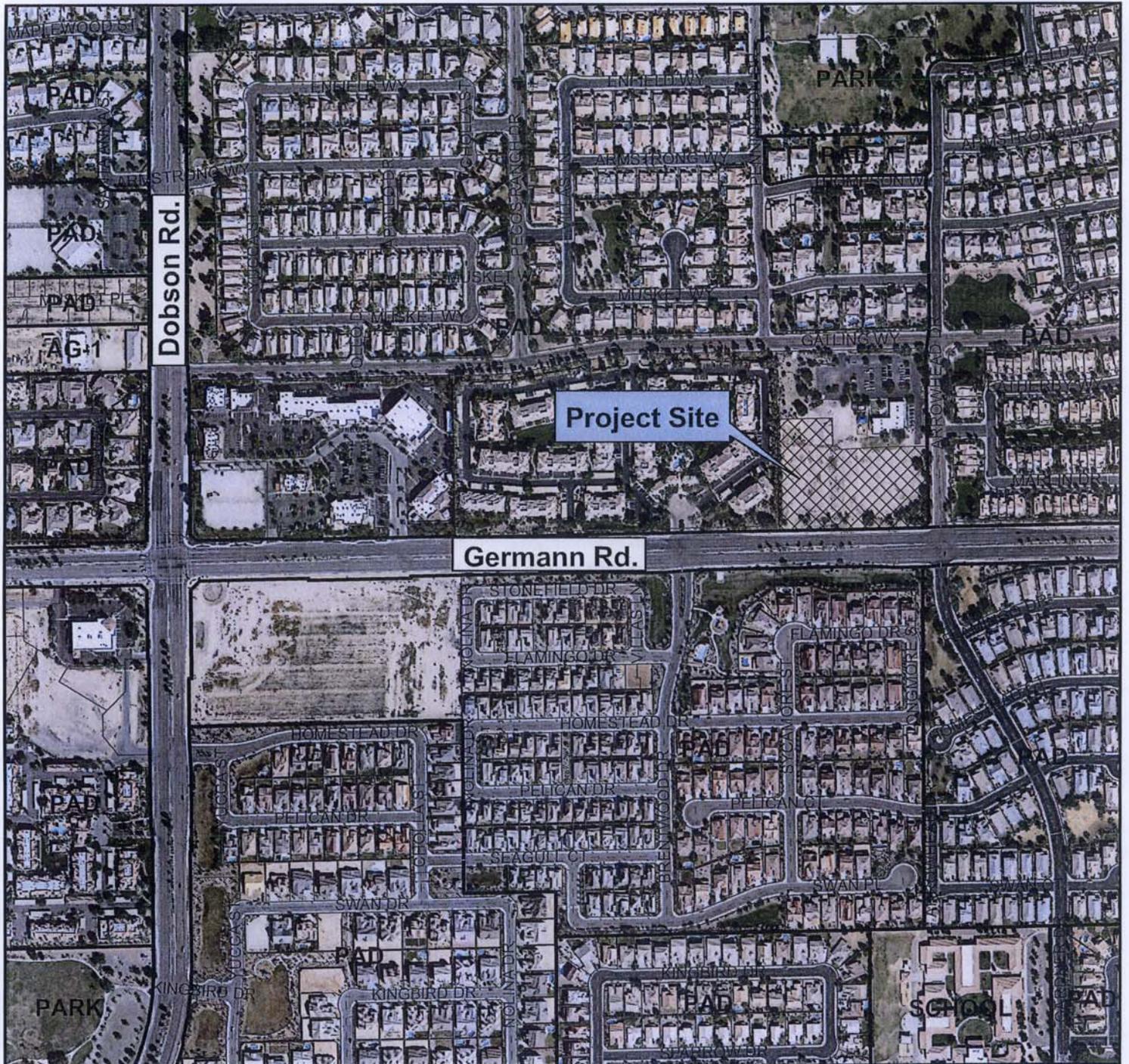
Move to approve Preliminary Development Plan request DVR15-0008 RESEDA for the single-family residential development, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Plat

Motion to recommend approval of Preliminary Plat request PPT15-0003 RESEDA, subject to the condition as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plans
3. Building Setback Exhibit
4. Landscape Plan
5. Streetscape Exhibits
6. Housing Plan sample of elevations
7. Preliminary Plat, PPT15-0003
8. Area Plans, Existing and Proposed
9. Resolution No. 4875
10. Ordinance No. 4645
11. Development Booklet, Exhibit A



Germann Rd.

Dobson Rd.

Project Site

Vicinity Map



APL15-0002/
DVR15-0008

**Pecos Ranch Area Plan amendment/
Reseda**



RESEDA
CHANDLER, AZ
SITE PLAN

1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com

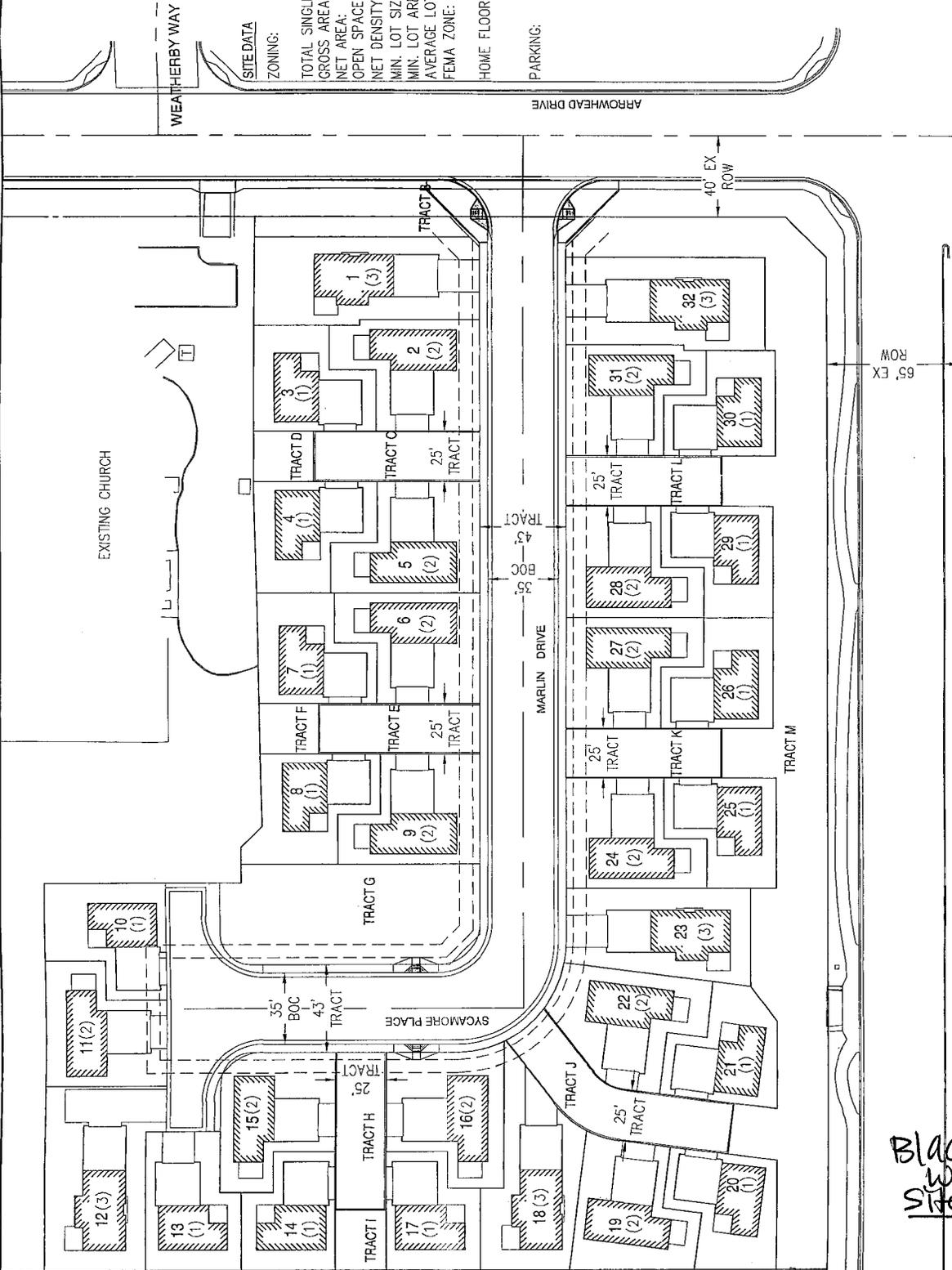
Bowman
CONSULTING

JOB # 050109-01-001
DATE 04/13/2015
SCALE 1" = 50'
DRAWN ALD
SHT 1 OF 1

CAD FILE NAME: P:\050109-01-001\Engineering\Exhibits\050109-01-001\050109-01-001-001.dwg 04/21/2015

SITE DATA
ZONING: PAD - SINGLE FAMILY RESIDENTIAL
TOTAL SINGLE FAMILY LOTS: 32
GROSS AREA: 4.91 AC
NET AREA: 3.81 AC
OPEN SPACE: 0.82 AC
NET DENSITY: 8.39 DU/AC
MIN. LOT SIZE: 56'x46'
MIN. LOT AREA: 2,344 SF
AVERAGE LOT AREA: 3,126 SF
FEMA ZONE: ZONE "X"
HOME FLOOR PLAN - (1) (2) OR (3)
AS NOTED

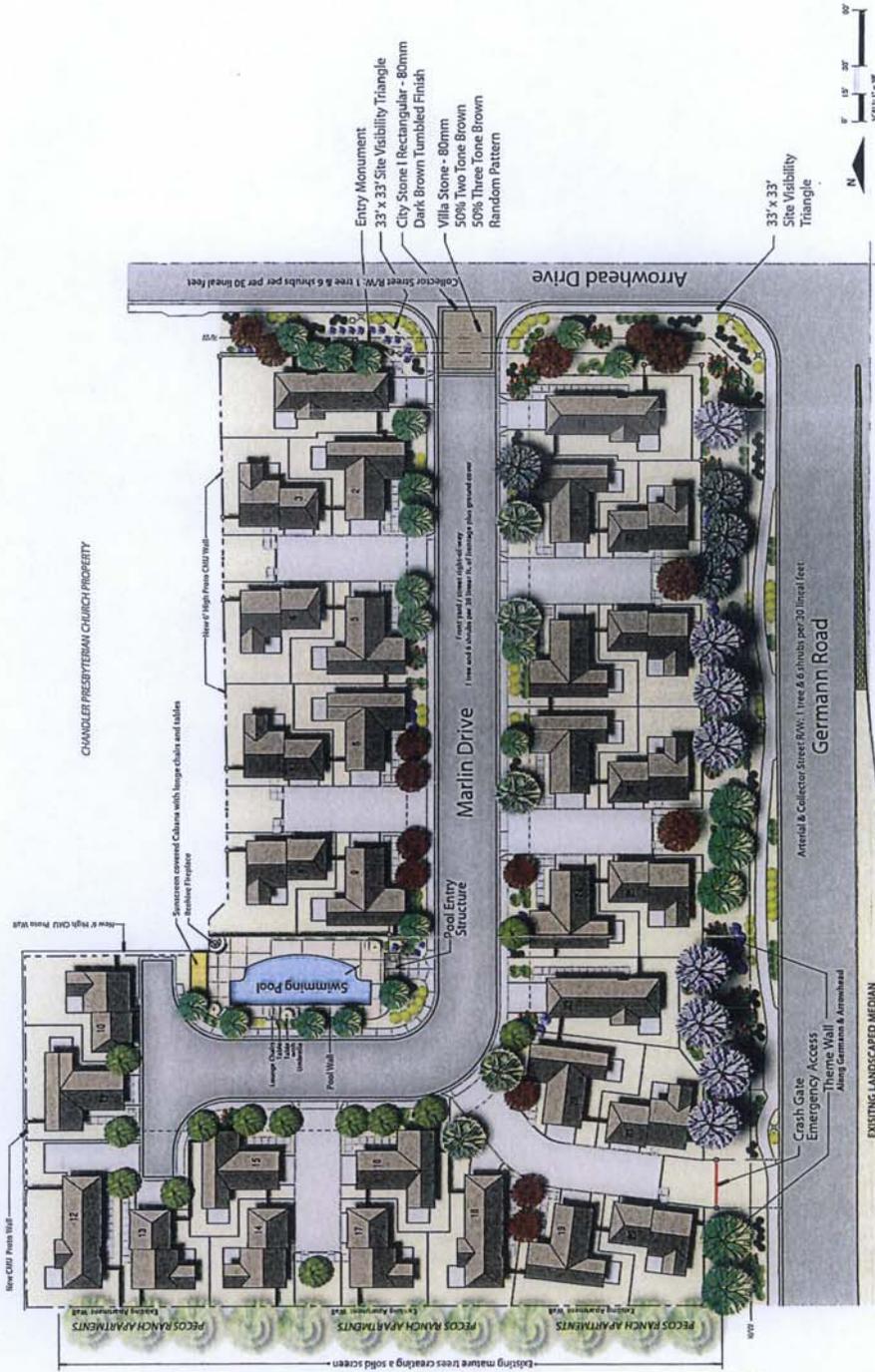
PARKING:
GARAGE: 64 SP
ON-STREET: 19 SP
DRIVEWAY: 4 SP
TOTAL ON-SITE: 87 SP



Black & white site plan

CHANDLER PRESBYTERIAN CHURCH PROPERTY

CHANDLER PRESBYTERIAN CHURCH PROPERTY



LANDSCAPE SCHEDULE

TREES	QTY	SIZE	QUANTITIES
ELI STAMBUK (B-7) - BELLTUBBER, 1.50" - LOW BRANING	15	24" DOK	15
LEAFY PANDANUS SCUTIPARUS	14	24" DOK	14
CORDON VIOGONIAN VITIGRUS	5	24" DOK	5
CORDON VIOGONIAN VITIGRUS	9	24" DOK	9
CORDON VIOGONIAN VITIGRUS	22	34" DOK	22
CORDON VIOGONIAN VITIGRUS	65	Tree Total	65
SHRUBS			
CORDON VIOGONIAN VITIGRUS	16	1 GAL	16
CORDON VIOGONIAN VITIGRUS	30	1 GAL	30
CORDON VIOGONIAN VITIGRUS	40	1 GAL	40
CORDON VIOGONIAN VITIGRUS	22	1 GAL	22
CORDON VIOGONIAN VITIGRUS	18	1 GAL	18
CORDON VIOGONIAN VITIGRUS	20	1 GAL	20
CORDON VIOGONIAN VITIGRUS	128	Shrub Total	128
ACCENTS			
CORDON VIOGONIAN VITIGRUS	32	1 GAL	32
CORDON VIOGONIAN VITIGRUS	32	1 GAL	32
CORDON VIOGONIAN VITIGRUS	60	1 GAL	60
CORDON VIOGONIAN VITIGRUS	20	1 GAL	20
CORDON VIOGONIAN VITIGRUS	36	1 GAL	36
CORDON VIOGONIAN VITIGRUS	180	Accent Total	180
GROUNDCOVER			
CORDON VIOGONIAN VITIGRUS	192	1 GAL	192
CORDON VIOGONIAN VITIGRUS	192	1 GAL	192
CORDON VIOGONIAN VITIGRUS	96	1 GAL	96
CORDON VIOGONIAN VITIGRUS	96	1 GAL	96
CORDON VIOGONIAN VITIGRUS	192	1 GAL	192
CORDON VIOGONIAN VITIGRUS	768	Ground Cover Total	768

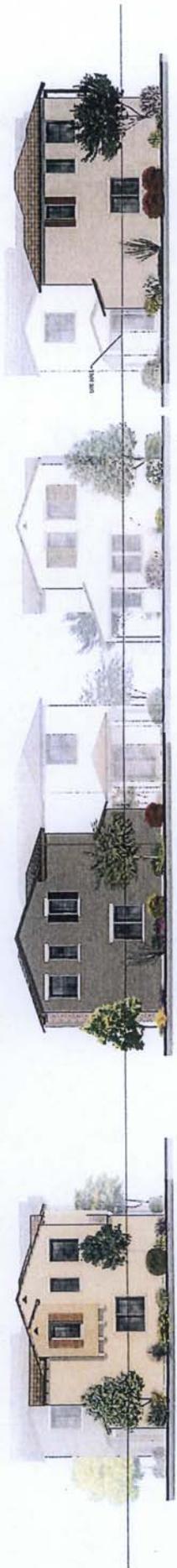
LANDSCAPE PLAN

landscape plan



PORCHLIGHT HOMES
RESEDA
German Road & Arrowhead Drive
Chandler, Arizona





Plan 2 Elevation C - Provence Lot 19
Plan 1 Elevation A - Spanish Lot 20
Plan 1 Elevation C - Provence Lot 21
Plan 2 Elevation B - Tuscan Lot 22
Plan 3 Elevation A - Spanish Lot 23
Plan 2 Elevation C - Provence Lot 24
Plan 1 Elevation B - Tuscan Lot 25



Plan 1 Elevation C - Provence Lot 26
Plan 2 Elevation B - Tuscan Lot 27
Plan 2 Elevation C - Provence Lot 28
Plan 1 Elevation A - Spanish Lot 29
Plan 1 Elevation B - Tuscan Lot 30
Plan 2 Elevation A - Spanish Lot 31
Plan 3 Elevation C - Provence Lot 32

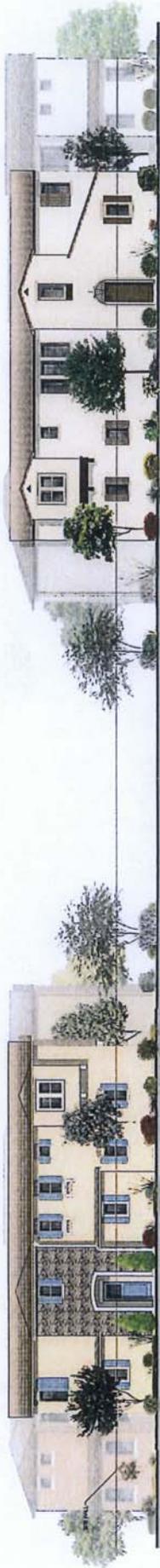
Germann Road Streetscape

Germann Road Streetscape

04P14051
 PORCHLIGHT HOMES
Reseda, AZ



April 20, 2015
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Plan 1
Elevation B - Tuscan
Lot 30

Plan 3
Elevation C - Provencence
Lot 32

Plan 2
Elevation A - Spanish
Lot 31

Plan 2
Elevation B - Tuscan
Lot 2

Plan 3
Elevation A - Spanish
Lot 1

Plan 1
Elevation C - Provencence
Lot 3

Arrowhead Drive Streetscape

04P14051
FORCHLIGHT
HOMES

Arrowhead Drive Streetscape

Reseda
Chandler, AZ



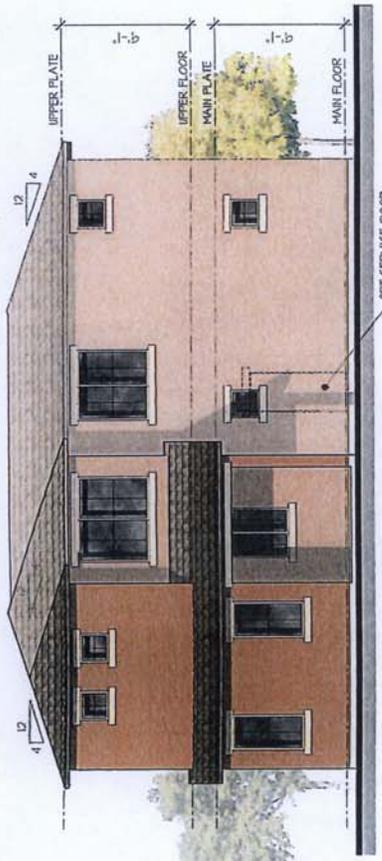
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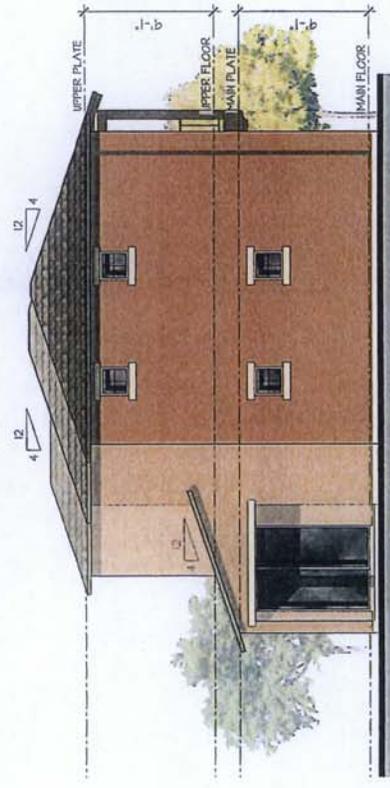
Right Elevation - Street View
SCALE: 1/8" = 1'-0" (SEE NOTE FOR BARS)



Front Elevation
SCALE: 1/8" = 1'-0" (SEE NOTE FOR BARS)



Rear Elevation
SCALE: 1/8" = 1'-0" (SEE NOTE FOR BARS)



Left Elevation - Interior View
SCALE: 1/8" = 1'-0" (SEE NOTE FOR BARS)

Elevation

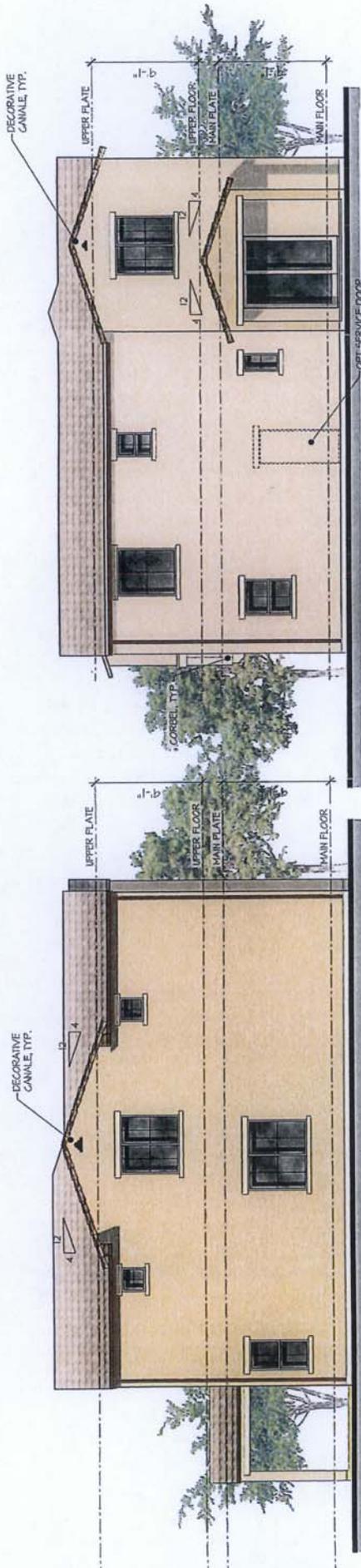
Reseda
Chandler, AZ
April 20, 2015
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Plan 1
Elevation B - Tuscan

PORCHI LIGHT HOMES
04P14051

BSB GROUP, INC.
1111 W. WILSON AVENUE, SUITE 100
CHANDLER, AZ 85224
PH: 480-948-8888
WWW.BSBGROUP.COM

BSB
DESIGN

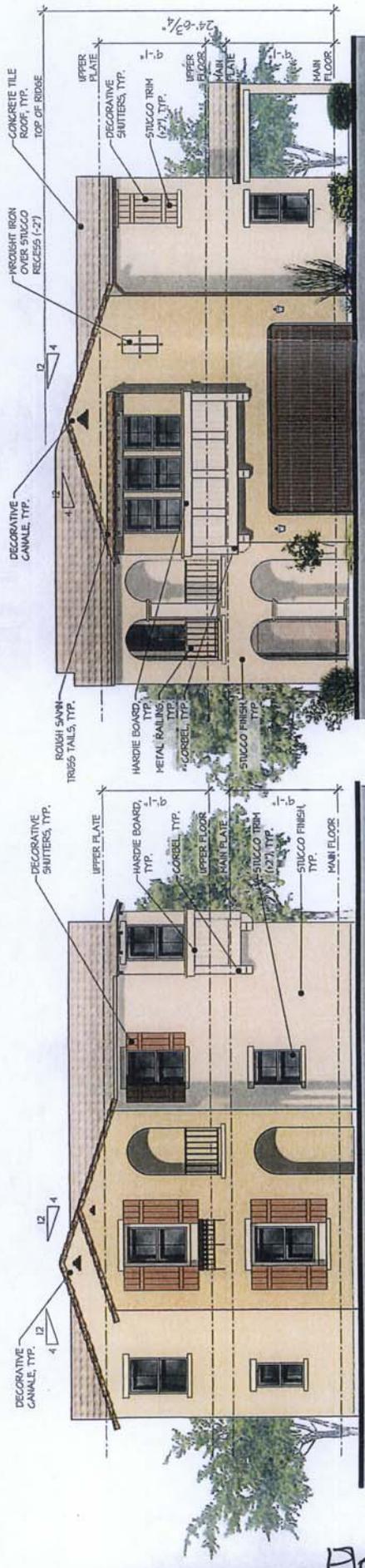


Rear Elevation

SCALE: 1/8" = 1'-0" (2020) 1/8" = 1'-0" (2015)

Right Elevation - Interior View

SCALE: 1/8" = 1'-0" (2020) 1/8" = 1'-0" (2015)



Left Elevation - Street View

SCALE: 1/8" = 1'-0" (2020) 1/8" = 1'-0" (2015)

Front Elevation

SCALE: 1/8" = 1'-0" (2020) 1/8" = 1'-0" (2015)

Plan 2
Elevation A - Spanish

Reseda
Chandler, AZ

April 20, 2015
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DESIGN

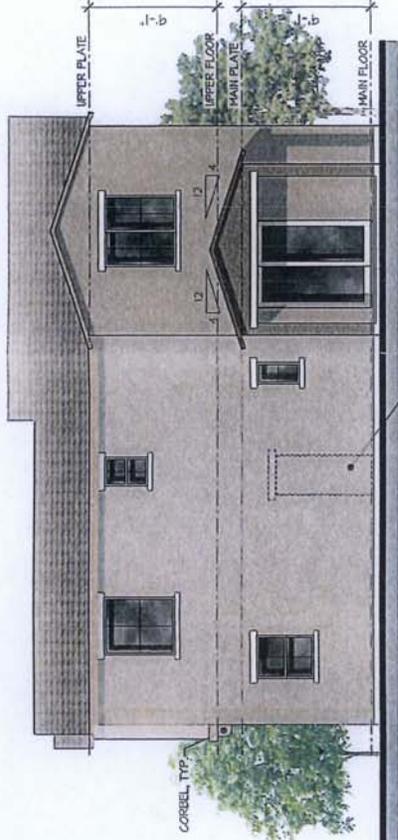
Elevation PORCHLIGHT HOMES

04P14051

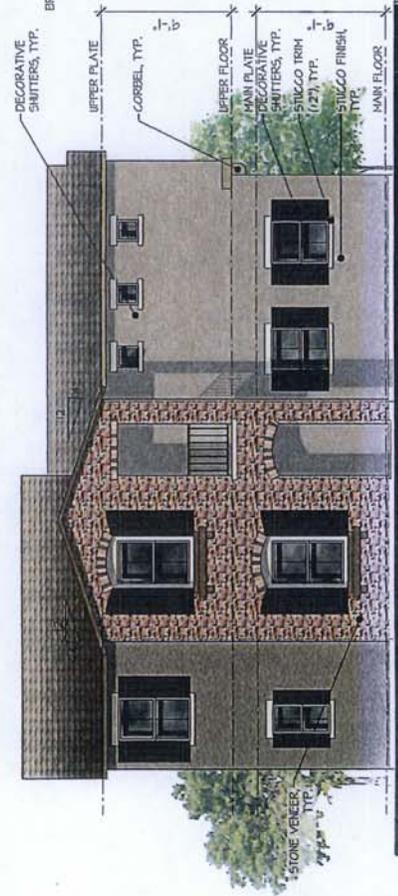
Not to be used for construction without the approval of the architect. All dimensions are approximate. All materials and finishes are subject to change without notice. © 2015 BSB Design, Inc.



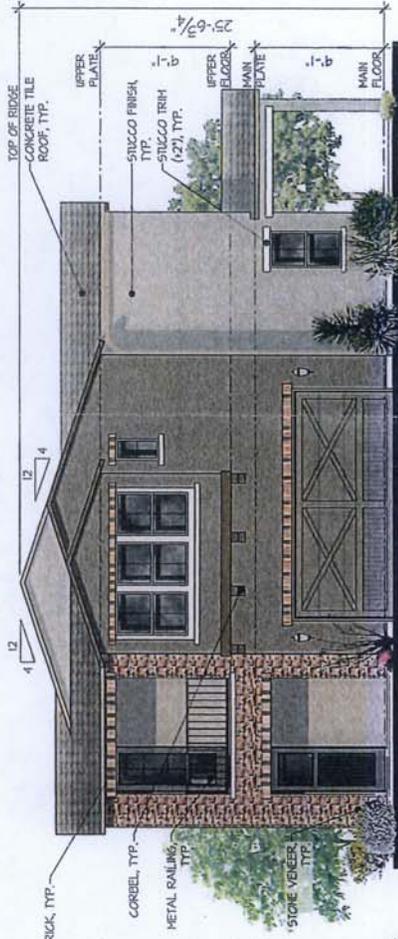
Rear Elevation
SCALE: 1/8" = 1'-0" (1/4" = 1'-0" MIN)



Right Elevation - Interior View
SCALE: 1/8" = 1'-0" (1/4" = 1'-0" MIN)



Left Elevation - Street View
SCALE: 1/8" = 1'-0" (1/4" = 1'-0" MIN)



Front Elevation
SCALE: 1/8" = 1'-0" (1/4" = 1'-0" MIN)

Elevation

Reseda
Chandler, AZ



April 20, 2015
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Plan 2
Elevation C - Provence

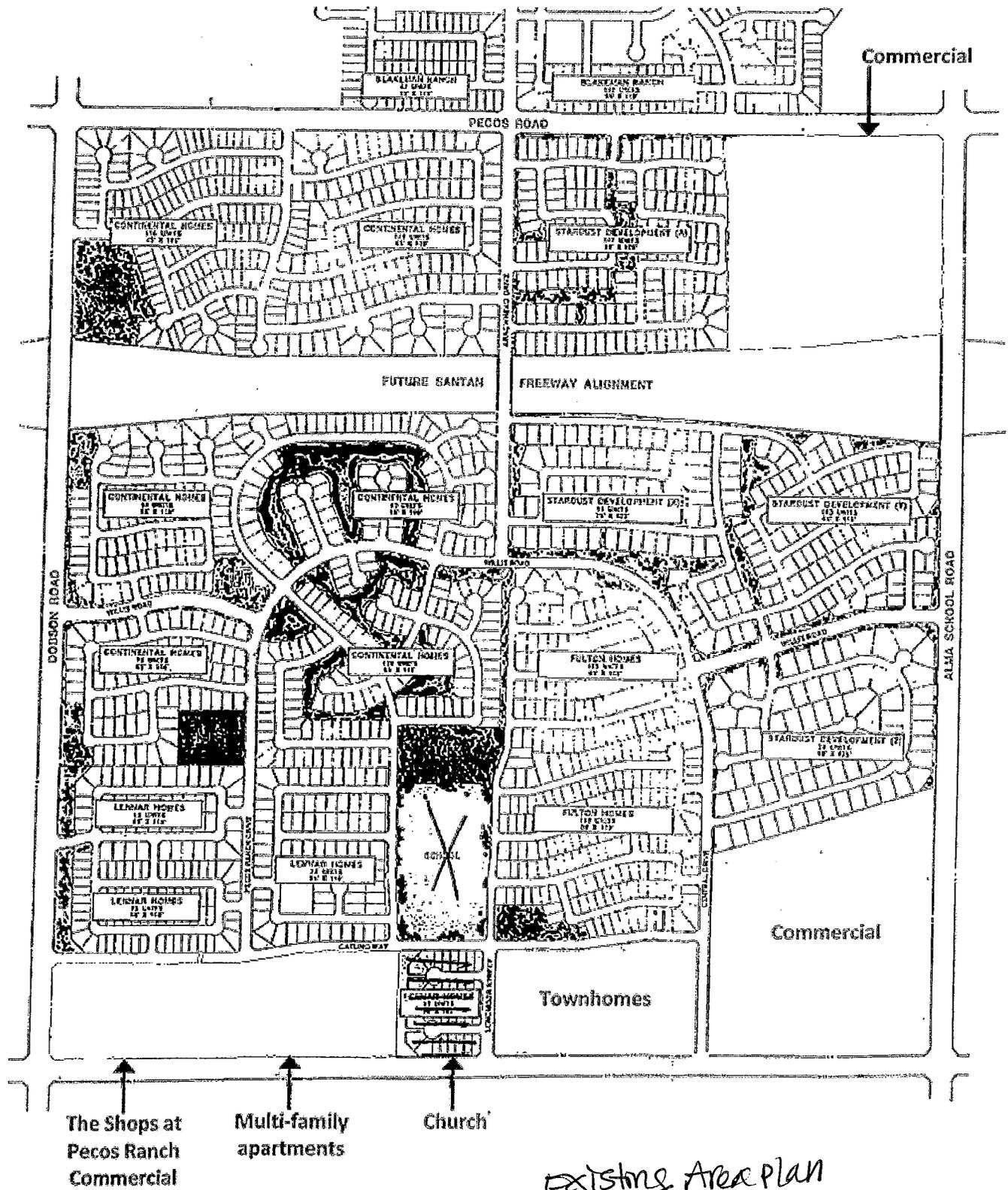
04P14051

PORCHLIGHT HOMES

Architectural drawings are not to be used for construction without the approval of the architect. All dimensions are to be taken from the finished work unless otherwise noted. All materials and finishes are to be as specified in the schedule of materials and finishes. All work is to be in accordance with the applicable building codes and standards.

PL97-175 Pecos Ranch
Area Plan

Ordinance 2826
5/14/1998



RESOLUTION NO. 4875

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "PECOS RANCH AREA PLAN" FROM (CHURCH) TO (SINGLE-FAMILY RESIDENTIAL) ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF GERMANN ROAD AND ARROWHEAD DRIVE.

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 northwest corner of Germann Road and Arrowhead Drive; 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 Pecos Ranch Area Plan has been adopted for the area bounded by Germann Road, Dobson Road, Alma School Road, and Pecos Road.

WHEREAS, the applicant prepared this amendment to the existing Pecos Ranch 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 Pecos Ranch Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on June 17, 2015, 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 _____, 2015.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4875 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 _____, 2015, and that a quorum was present thereat.

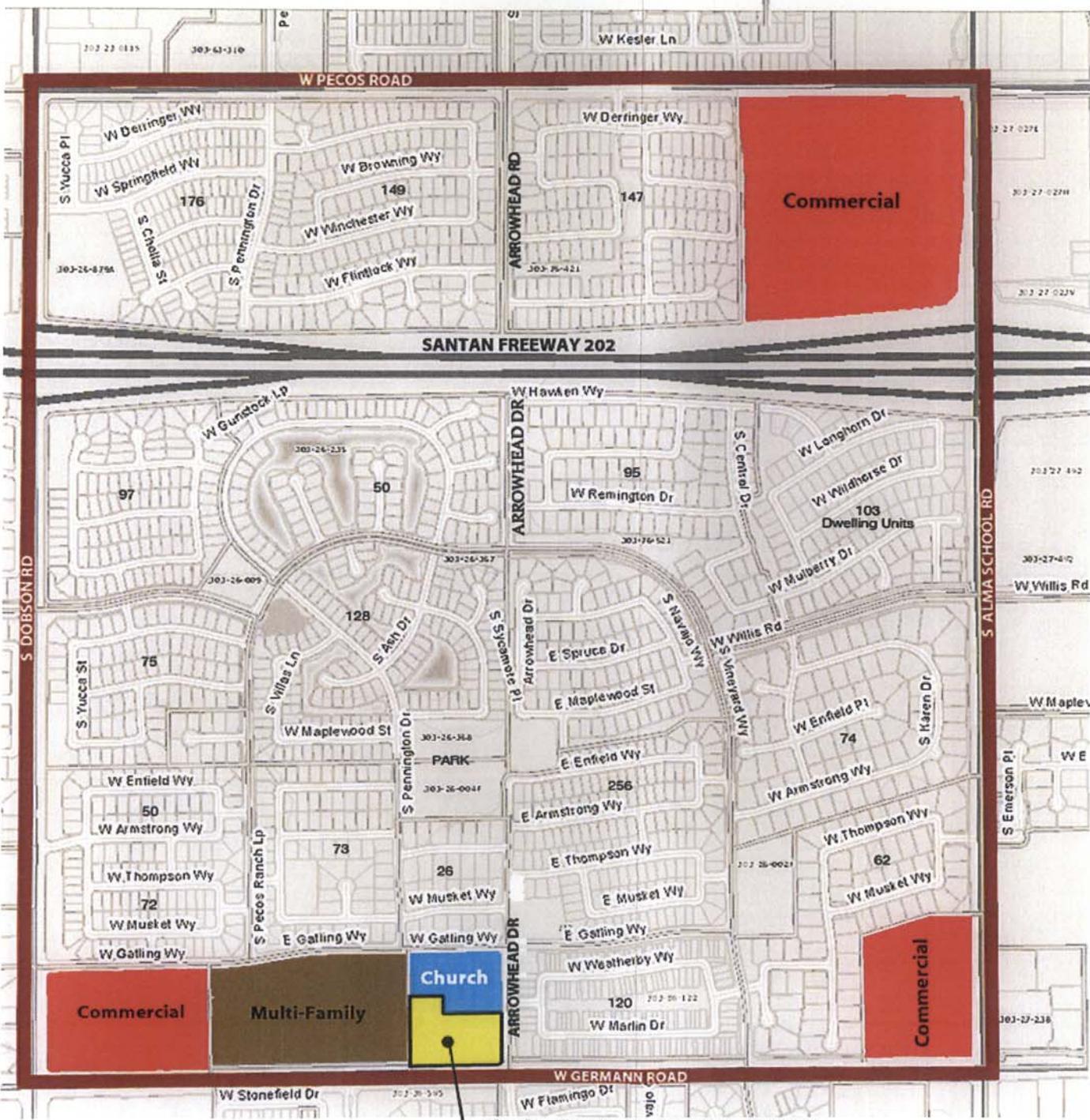
CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *ksm*

Pecos Ranch Proposed

Area Plan Amendment



Single - Family Residential - RESEDA

APL15-0002 Resol. 4875

ORDINANCE NO. 4645

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD (CHURCH AND SCHOOL) TO PAD (SINGLE-FAMILY RESIDENTIAL) IN CASE (DVR15-0008 RESEDA) 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 (Church and School) to PAD (Single-Family Residential), subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "RESEDA", kept on file in the City of Chandler Planning Division, in File No. DVR15-0008, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. 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.
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. 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. 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.

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. 4645 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.

APPROVED AS TO FORM:

CITY CLERK

CITY ATTORNEY

Kor

PUBLISHED:

DVR 15-0008 Reseda

Ordinance
4645

LEGAL DESCRIPTION:

LOT 1, MINOR LAND DIVISION MAP OF CHANDLER PRESBYTERIAN CHURCH AMENDED, ACCORDING TO BOOK 1197 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING:

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 5 EAST, G&SRB&M, HAVING A BEARING OF SOUTH 89°05'24" WEST, PER BOOK 1197 OF MAPS, PAGE 38, M.C.R.

BENCHMARK:

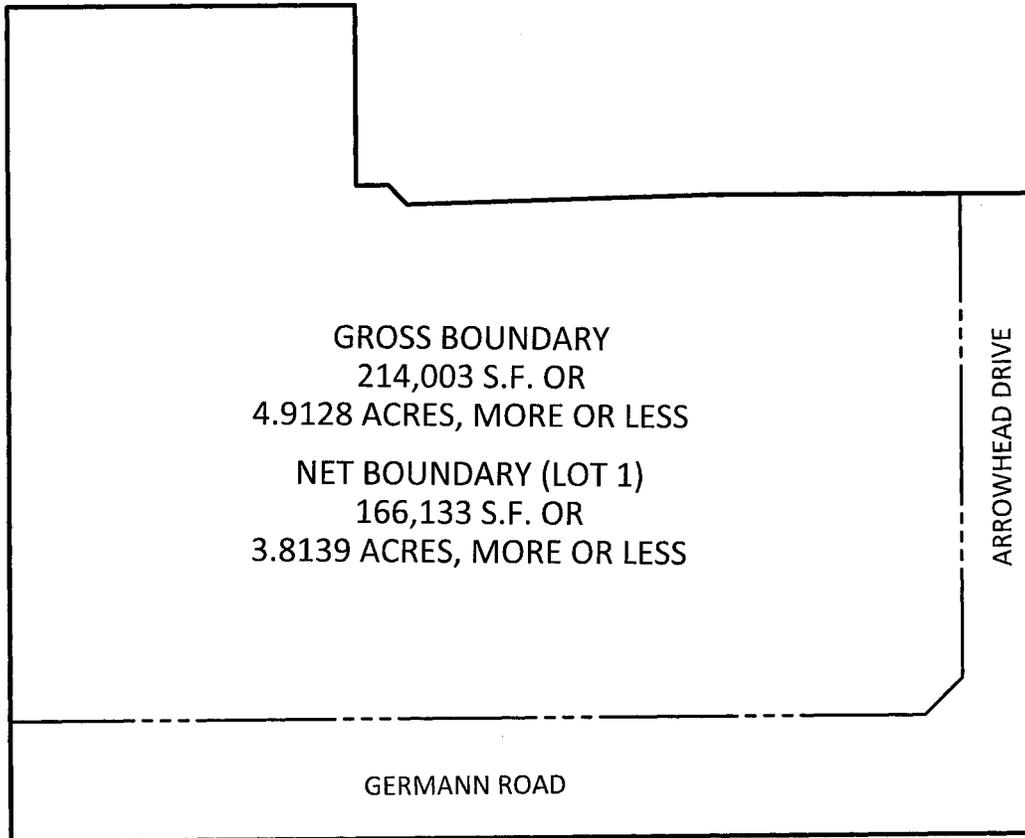
CITY OF CHANDLER BM#39A
3" BRASS CAP IN CONCRETE, 200' NORTH OF INTERSECTION OF GERMANN ROAD AND ALMA SCHOOL ROAD; 3' WEST OF BACK OF SIDEWALK AT WEST SIDE OF ALMA SCHOOL ROAD.
ELEVATION=1209.15 (NAVD88)

Doug Toney, RLS, CFedS | Survey Project Manager
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SHEET 1 OF 1	RESEDA AREA EXHIBIT			Bowman CONSULTING	1295 W Washington St, #108 Tempe, AZ 85281 Phone: (480) 629-8830 Fax: (480) 629-8841 www.bowmanconsulting.com	
	DATE: 01-30-15	BY: DT	CHK:			QC:
	BCG PROJECT NO: 050109-01 TASK: 001 CLIENT REF NO:					

DVR15-0008 Reseda