

#26

MAY 26 2016



MEMORANDUM **Planning Division – CC Memo No. 16-051**

DATE: MAY 26, 2016

TO: MAYOR AND COUNCIL

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

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

SUBJECT: PDP16-0001/PPT16-0004 STELLAR AIRPARK ESTATES II

Request: Preliminary Development Plan (PDP) approval for subdivision layout and development standards for a custom single-family home residential subdivision with aviation-related uses and Preliminary Plat (PPT) approval

Location: Southeast corner of Chandler Boulevard and Galaxy Drive, west of McClintock Drive

Applicant: Brennan Ray; Burch & Cracchiolo, P.A.

Project info: A 14-lot custom home subdivision on approximately 10 acres

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan (PDP) and Preliminary Plat subject to conditions.

BACKGROUND

The subject site is located approximately ¼ mile west of the southwest corner of Chandler Boulevard and McClintock Drive. The site is bounded by Chandler Boulevard to the north, the residential collector street Galaxy Drive to the west, and the residential subdivision Stellar City Airpark, zoned SF-10, adjacent to the south. East of the subject site is the Stellar Airpark runway. In January 2008, the property was rezoned from Planned Commercial Office (PCO) and Agricultural District (AG-1) to Planned Area Development (PAD) along with a Preliminary Development Plan (PDP) for a 9 lot single-family custom home residential development.

The request is to modify the PDP increasing the number of lots from 9 to 14. The prior approved subdivision included lots greater than 20,000 square feet in size, at least 132-feet wide and 162-feet deep. The proposed 14-lot subdivision includes lots approximately 18,119 square feet in size, at least 111.5 feet wide and 162.5 feet deep. The request also includes modifications to minimum building setbacks allowing 20 foot front yard setbacks instead of 25 feet, and rear yard setbacks of 20 feet instead of 25 feet for one-story homes and 35 feet for two-story homes. The minimum livable ground floor area is proposed at 2,800 square feet which is 800 square feet less than previously approved. The custom home design standards remain unchanged.

Planning Staff finds the proposed PDP modifications continues to maintain a larger lot custom homes subdivision that is compatible with the surrounding residential and airport properties.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on March 22, 2016. Approximately six area property owners attended asking general questions.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

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

RECOMMENDED ACTIONS

Preliminary Development Plan

Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "STELLAR AIRPARK ESTATES II", kept on file in the City of Chandler Planning Division, in File No. PDP16-0001, except as modified by condition herein.
2. 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.

Preliminary Plat

Planning Commission and Planning Staff recommend City Council approve 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

Preliminary Development Plan

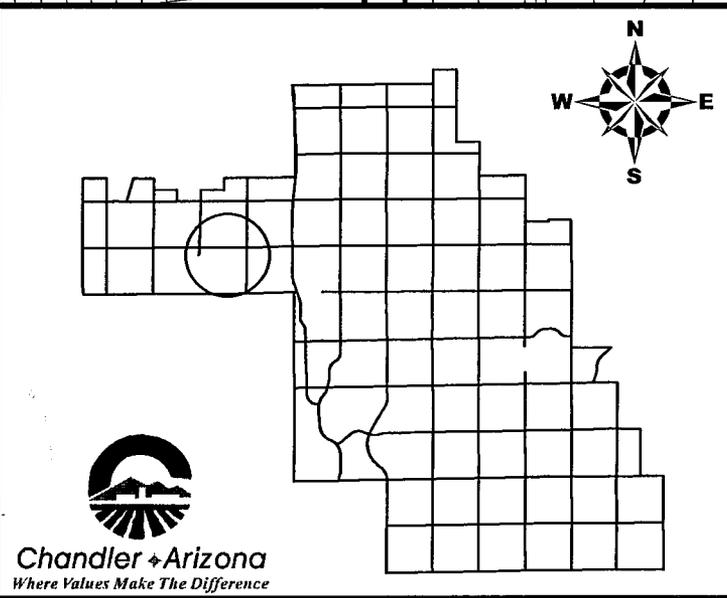
Move City Council approve Preliminary Development Plan PDP16-0001/PPT16-0004 STELLAR AIRPARK ESTATES II for a custom single-family home residential subdivision with aviation-related uses subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Plat

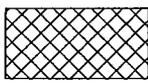
Move City Council approve Preliminary Plat PPT16-0004 STELLAR AIRPARK ESTATES II, subject to the condition recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Landscape Plan
5. Ordinance No. 4010 (DVR07-0022)
6. Preliminary Plat
7. Development Booklet, Exhibit A



Vicinity Map



PDP16-0001

Stellar Airpark Estates II

CITY OF CHANDLER 2/26/2016



STELLAR AIRPARK ESTATES II

I. INTRODUCTION

Ron Pratte is the developer of 10.9± acres located at the southeast corner of Chandler Boulevard and Galaxy Drive (the "Site"). In 2008, Mr. Pratte zoned the Site Planned Area Development ("PAD") Residential with aviation-related uses in Ordinance No. 4010 and received Preliminary Development Plan ("PDP") and Preliminary Plat approval for airport-related single-family residential custom lots. The subdivision is gated and each lot within the subdivision will have taxiway access to Stellar Airpark's runway.

Mr. Pratte requests an amendment to the approved PDP for minor modifications to the lot size and the minimum square footage of the homes. The proposed minor amendment will allow the Site to still remain compatible, in every way, with the General Plan, Stellar Airport, the Stellar Airpark Estates and Glenview Estates residential neighborhoods, and various non-residential uses in the area.

II. SITE, SURROUNDING AREA, AND ZONING

An aerial outlining the Site is provided at **Exhibit 1**.

The Site is bounded by Chandler Boulevard (a major arterial street) to the north and Galaxy Drive (a collector street) to the west. North of the Site across Chandler Boulevard are various vacant and developed parcels (zoned AG and PAD) with non-residential uses. Glenview Estates, a residential subdivision zoned SF-10, is located west of Galaxy Drive. To the south of the Site is the Stellar Airpark Estates subdivision (zoned SF-10), and to the east of the Site is the Stellar Airpark runway (zoned I-1). Industrial buildings and airplane hangars (also zoned I-1) are located further east of the Site.

The Site is designated Low Density Residential on the City's General Plan Land Use Map and was zoned PAD Residential in 2008 under Ordinance No. 4010.

III. PROPOSED PDP AMENDMENT

The Site was previously approved and platted for nine custom single-family residential lots. **See Exhibit 3, Final Plat**. Mr. Pratte has continued to take steps towards developing the Site under the current entitlements. Development has been delayed due to the economic slowdown and lack of interest. Despite the delay, Mr. Pratte has expended significant time, energy, and resources in reliance on the Site's approvals. As a result, Mr. Pratte requests the PDP be amended to increase the number of lots by reducing the lot width from a minimum of 132.50± feet to 111.5± feet, increasing the number of lots from 9 to 14. **See Exhibit 2, Preliminary Site Plan**. The typical lot size is 111 ft. x 162 ft., resulting in a typical lot area of approximately 17,982 sq. ft. Other than this modification to the lot size, a minor modification to the minimum square footage, and minor modification to the front and rear yard setbacks, no other changes to the approved PDP are proposed.

Consistent with the previous approval, it is still anticipated that many of the homes within the proposed subdivision will have an on-lot garage/hangar for the homeowner's personal use. These garage/hangars will have access to the airport's runway via either the existing taxiway to the south or the proposed taxiway to the north. The homes will be separated from Chandler Boulevard by landscaping, a perimeter wall, and a taxiway. The homes will be separated from Galaxy Drive by a landscaped retention area and a perimeter wall.

A. Development Standards

In connection with the minor modification to the lot sizes, Mr. Pratte is proposing modifications to the development standards for Stellar Airpark Estates II, which are identified below (changes are noted in **bold**):

Development Standard	Ordinance No. 4010	Proposed Dev. Std.
Height	30 feet or two stories (above grade)	30 feet or two stories (above grade)
Front Yard Setback	25 feet	20 feet
Rear Yard Setback ¹	25 feet – single story 35 feet – two story 0 feet – hangers ²	20 feet – single and two story 0 feet – hangers ²
Side Yard Setback ³	10 feet – residences 0 feet – hangers	10 feet – residences 0 feet – hangers

B. Architectural Standards

Under the 2008 approval, architectural standards were established because the Site was and remains being developed as a custom home subdivision, as there were no floor plans and elevations for the project then or now. Mr. Pratte seeks to modify the previously approved architectural standards and guidelines by reducing the minimum ground floor livable area from not less than 3,600 square feet to not less than 2,800 square feet, with or without a basement. All other architectural standards and guidelines previously approved in 2008 are unchanged and remain in effect.

IV. PRELIMINARY PLAT.

The amended Preliminary Plat is attached as **Exhibit 4**.

V. PROJECT TEAM

Owner/Builder: Ron Pratte
4400 West Earhart Way
Chandler, AZ 85226

Engineer: Bowman Consulting
Attn: Troy Peterson
1295 W. Washington St., Suite 108
Tempe, AZ 85281
Phone: (480) 559-8355

¹ The patio may encroach a maximum of 10 feet into the rear yard setback.

² It is expected that many of the homes within Stellar Airpark Estates II will have an on-lot hangar for the homeowner's personal use. The hangars can be located side-by-side, adjacent to the common property line (like an old-style shared garage). Thus the hangars are able to have a zero lot line setback (rear and side yard), except where located over/within a utility easement (Lot 2).

³ Fireplaces, entertainments centers, and bay windows may encroach a maximum of 3 feet into the side yard setback.

Zoning:

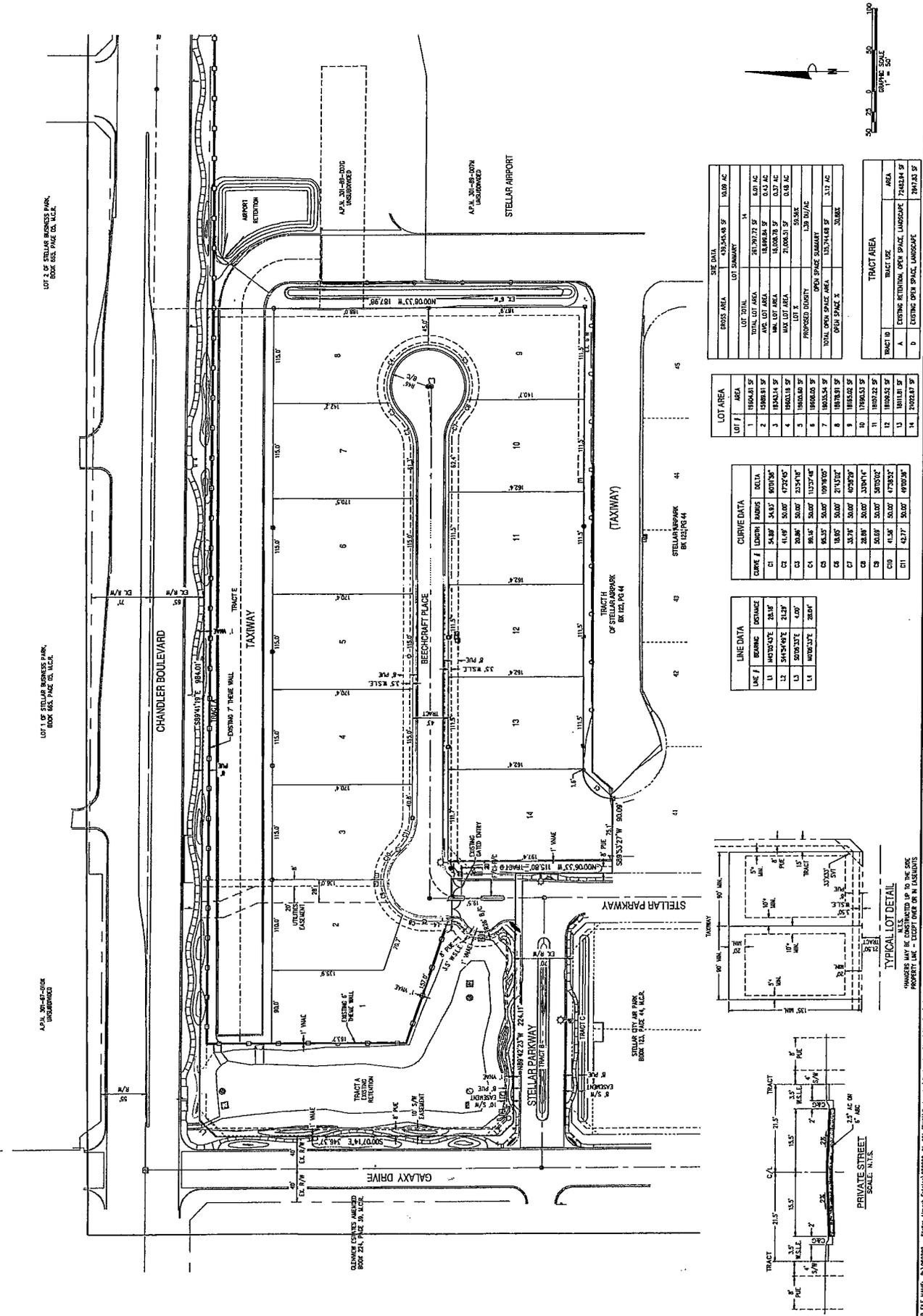
Burch & Cracchiolo, P.A.
Attn: Brennan Ray
702 E. Osborn Rd., Suite 200
Phoenix, Arizona 85014
Phone: (602) 234-8794
Fax: (602) 850-9794

VI. CONCLUSION

The proposed development and PDP Amendment continues to makes good land use sense, is consistent with the General Plan, and will not be detrimental to the surrounding neighbors or neighborhoods. The slight modifications will allow Mr. Pratte to continue with developing the Site. We request your approval.

Ron Pratte

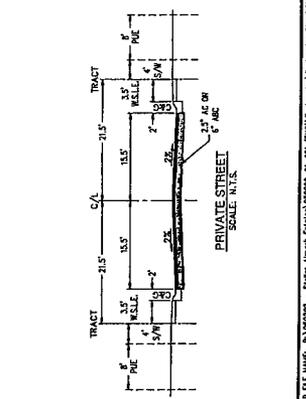
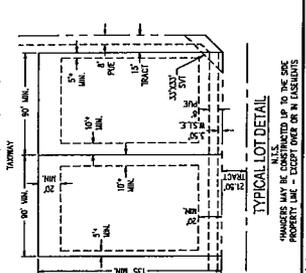
Exhibit 1



LOT #	AREA
1	1804.31 SF
2	1588.81 SF
3	1844.14 SF
4	1804.18 SF
5	1804.00 SF
6	1804.54 SF
7	1804.54 SF
8	1804.54 SF
9	1804.54 SF
10	1804.54 SF
11	1804.54 SF
12	1804.54 SF
13	1804.54 SF
14	1804.54 SF

LINE #	BEARING	DISTANCE
L1	N 0° 00' 00" E	100.00
L2	S 90° 00' 00" E	100.00
L3	S 0° 00' 00" W	100.00
L4	N 90° 00' 00" W	100.00

CURVE #	CURVE RADIUS	DELTA
C1	54.87'	34.53°
C2	14.00'	30.00°
C3	20.00'	30.00°
C4	20.00'	30.00°
C5	20.00'	30.00°
C6	20.00'	30.00°
C7	20.00'	30.00°
C8	20.00'	30.00°
C9	20.00'	30.00°
C10	20.00'	30.00°
C11	20.00'	30.00°
C12	20.00'	30.00°
C13	20.00'	30.00°
C14	20.00'	30.00°



CHANDLER CITY OF PARK
BOOK 124, PAGE 44, R.L.C.R.
STELLAR AIRPARK
BOOK 122, PAGE 44
BEECHCROFT PLACE
GALAXY DRIVE
CHANDLER BOULEVARD
LOT 1 OF STELLAR BUSINESS PARK,
BOOK 652, PAGE 05, R.L.C.R.
LOT 2 OF STELLAR BUSINESS PARK,
BOOK 652, PAGE 05, R.L.C.R.
APL 20-18-0106 UNIMPROVED
APL 20-18-0107 UNIMPROVED
APL 20-18-0108 UNIMPROVED
APL 20-18-0109 UNIMPROVED
APL 20-18-0110 UNIMPROVED
APL 20-18-0111 UNIMPROVED
APL 20-18-0112 UNIMPROVED
APL 20-18-0113 UNIMPROVED
APL 20-18-0114 UNIMPROVED
APL 20-18-0115 UNIMPROVED
APL 20-18-0116 UNIMPROVED
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APL 20-18-0122 UNIMPROVED
APL 20-18-0123 UNIMPROVED
APL 20-18-0124 UNIMPROVED
APL 20-18-0125 UNIMPROVED
APL 20-18-0126 UNIMPROVED
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APL 20-18-0196 UNIMPROVED
APL 20-18-0197 UNIMPROVED
APL 20-18-0198 UNIMPROVED
APL 20-18-0199 UNIMPROVED
APL 20-18-0200 UNIMPROVED

ORDINANCE NO. 4010

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) AND PLANNED COMMERCIAL OFFICE DISTRICT (PCO) TO PLANNED AREA DEVELOPMENT (PAD) (DVR07-0022 STELLAR AIRPARK ESTATES II) 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 property is hereby rezoned from Agricultural District (AG-1) and Planned Commercial Office District (PCO) to Planned Area Development (PAD) for a 9-lot custom-home single-family residential subdivision, subject to the following conditions:

1. Right-of-way dedications to achieve full and half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
3. Completion of the construction, where applicable, 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. The developer shall be required to install landscaping in the arterial street median adjoining this project to meet current City standards. 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.

4. 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.
5. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Stellar Airpark Estates II" kept on file in the City of Chandler Current Planning Division, in file no. DVR07-0022, except as modified by condition herein.
6. 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.
7. The landscaping in all open spaces and rights-of-way as well as all perimeter fences and view walls, shall be maintained by the adjacent property owner or homeowners' association.
8. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls, and by the Public Works Director for arterial street median landscaping.
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. The following stipulations shall be the responsibilities of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
 - a). Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Stellar Airpark Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Stellar Airpark and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorders Office upon sale of the property.
 - b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision within the Airport

Impact Overlay District, as well as the noise contours and overflight patterns. Such map shall be a minimum size of 24" x 36".

- c) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
- d) Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.
- e) All homes and buildings shall be designed and built with noise attenuation construction to achieve an interior noise level of 45 decibels for a single event from an aircraft. A registered engineer shall certify that the project is in conformance with this condition.
- f) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

"This property is located within the Stellar Airpark Impact Overlay District and is subject to aircraft noise and overflight activity."

11. A minimum of two trees shall be planted in all front yards.

12. The landscaping shall comply with the Residential Development Standards.

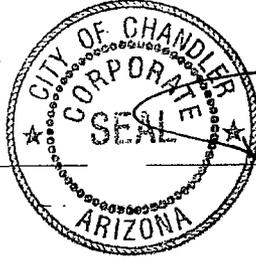
SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 17th day of January 2008.

ATTEST:


CITY CLERK



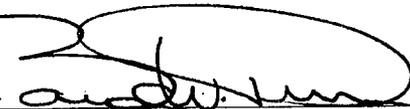

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 31st day of January 2008.

ATTEST:


CITY CLERK



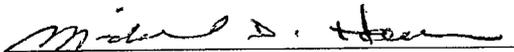

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4010 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 31st day of January 2008, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

PUBLISHED in the Arizona Republic on February 7 and 14, 2008.

LEGAL DESCRIP

A PORTION OF THE ... HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PARCEL 1:

THAT PORTION OF TRACT "B", STELLAR CITY AIR PARK, RECORDED IN BOOK 123 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "B"; THENCE NORTH 00 DEGREES 54 MINUTES 48 SECONDS EAST A DISTANCE OF 21.54 FEET ALONG THE WESTERN LINE OF SAID TRACT "B" TO A POINT OF CURVE;

THENCE NORTHEASTERLY 129.75 FEET ALONG THE ARC OF A 275.42 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, WHICH HAS A CENTRAL ANGLE OF 28 DEGREES 59 MINUTES 30 SECONDS TO A POINT OF REVERSE CURVE;

THENCE NORTHERLY 82.98 FEET ALONG THE ARC OF A 275.42 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, WHICH HAS A CENTRAL ANGLE OF 17 DEGREES 15 MINUTES 48 SECONDS TO THE POINT OF BEGINNING;

THENCE NORTHERLY 46.76 FEET ALONG THE ARC OF A 275.42 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, WHICH HAS A CENTRAL ANGLE OF 9 DEGREES 43 MINUTES 42 SECONDS TO A POINT ON A TANGENT LINE;

THENCE NORTH 00 DEGREES 54 MINUTES 46 SECONDS EAST A DISTANCE OF 215.21 FEET TO A POINT OF A CURVE;

THENCE NORTHEASTERLY 31.33 FEET ALONG THE ARC OF A 19.85 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, WHICH HAS A CENTRAL ANGLE OF 90 DEGREES 25 MINUTES 14 SECONDS TO A POINT ON A TANGENT LINE;

THENCE SOUTH 88 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 604.02 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 00 DEGREES 54 MINUTES 46 SECONDS WEST A DISTANCE OF 467.17 FEET TO A NON-TANGENT LINE;

THENCE NORTH 89 DEGREES 05 MINUTES 14 SECONDS WEST, A DISTANCE OF 503.35 FEET TO A NON-TANGENT LINE;

THENCE NORTH 00 DEGREES 54 MINUTES 46 SECONDS EAST A DISTANCE OF 190.00 FEET TO A NON-TANGENT LINE;

THENCE NORTH 89 DEGREES 05 MINUTES 14 SECONDS WEST A DISTANCE OF 124.60 FEET RETURNING TO THE POINT OF BEGINNING;

PARCEL NO. 2:

THE NORTH 255 FEET OF THAT PROPERTY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF STELLAR INDUSTRIAL AIRPARK UNIT TWO, AS RECORDED IN BOOK 123 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 20 MINUTES 18 SECONDS EAST A DISTANCE OF 49.00 FEET ALONG THE WEST LINE OF SAID STELLAR INDUSTRIAL AIRPARK UNIT TWO, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 302.58 FEET ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF STELLAR CITY AIRPARK, AS SHOWN ON THE PLAT RECORDED IN BOOK 123 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 07 MINUTES 13 SECONDS WEST A DISTANCE OF 2100.61 FEET (NORTH 00 DEGREES 04 MINUTES 48 SECONDS EAST, A DISTANCE OF 2100 FEET, RECORD), ALONG THE EAST LINE OF SAID STELLAR CITY AIR PARK TO THE NORTHEAST CORNER OF TRACT "H" OF SAID STELLAR CITY AIR PARK;

THENCE NORTH 00 DEGREES 07 MINUTES 13 SECONDS WEST A DISTANCE OF 522.08 FEET ALONG THE NORTHERLY PROJECTION OF SAID EAST LINE OF STELLAR CITY AIR PARK TO THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 40 MINUTES 43 SECONDS EAST A DISTANCE OF 292.64 FEET ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST CORNER OF STELLAR INDUSTRIAL AIRPARK UNIT ONE AMENDED, ACCORDING TO BOOK 234 OF MAPS PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 20 MINUTES 18 SECONDS EAST, A DISTANCE OF 2570.54 FEET ALONG THE WEST LINE OF SAID STELLAR INDUSTRIAL AIRPARK UNIT ONE AMENDED TO THE SOUTHWEST CORNER THEREOF, WHICH IS IDENTICAL WITH THE POINT OF BEGINNING;

EXCEPT THE NORTH 55 FEET THEREOF.

PARCEL NO. 3

THAT PORTION OF TRACT "B", OF STELLAR CITY AIR PARK, RECORDED IN BOOK 123 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "B".

THENCE NORTH 00 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 21.54 FEET ALONG THE WESTERN LINE OF SAID TRACT "B" TO A POINT OF CURVE;

LEGAL DESCRIPTION (CONTINUED)

THENCE NORTHEASTERLY 103.46 FEET ALONG THE ARC OF A 275.42 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, WHICH HAS A CENTRAL ANGLE OF 21 DEGREES 31 MINUTES 22 SECONDS TO THE POINT OF BEGINNING;

THENCE NORTHEASTERLY 26.29 FEET ALONG THE ARC OF A 275.42 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, WHICH HAS A CENTRAL ANGLE OF 05 DEGREES 28 MINUTES 08 SECONDS TO A POINT OF REVERSE CURVE;

THENCE NORTHERLY 82.98 FEET ALONG THE ARC OF A 275.42 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, WHICH HAS A CENTRAL ANGLE OF 17 DEGREES 15 MINUTES 48 SECONDS TO A NON-TANGENT LINE;

THENCE SOUTH 89 DEGREES 05 MINUTES 14 SECONDS EAST A DISTANCE OF 124.60 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 00 DEGREES 54 MINUTES 46 SECONDS WEST A DISTANCE OF 190.00 FEET TO A NON-TANGENT LINE;

THENCE NORTH 89 DEGREES 05 MINUTES 14 SECONDS WEST A DISTANCE OF 55.65 FEET TO A NON-TANGENT LINE;

THENCE NORTH 00 DEGREES 54 MINUTES 46 SECONDS EAST A DISTANCE OF 15.00 FEET TO A NON-TANGENT LINE;

THENCE NORTH 54 DEGREES 38 MINUTES 07 SECONDS WEST A DISTANCE OF 128.30 FEET RETURNING TO THE POINT OF BEGINNING.

PARCEL NO. 4:

TRACT "A", STELLAR CITY AIR PARK, AS SHOWN ON THE PLAT RECORDED IN BOOK 123 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A", STELLAR CITY AIR PARK;

THENCE NORTH 00 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 468.00 FEET ALONG THE WEST LINE OF SAID TRACT A TO A POINT OF CURVE;

THENCE NORTHEASTERLY 31.33 FEET ALONG THE ARC OF A 19.85 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, WHICH HAS A CENTRAL ANGLE OF 90 DEGREES 25 MINUTES 14 SECONDS TO A POINT OF TANGENCY ON THE NORTH LINE OF SAID TRACT "A";

THENCE SOUTH 88 DEGREES 40 MINUTES 00 SECONDS EAST 260.00 FEET ALONG SAID NORTH LINE OF TRACT "A" TO A POINT OF CURVE;

THENCE SOUTHEASTERLY 31.49 FEET ALONG THE ARC OF A 20.15 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, WHICH HAS A CENTRAL ANGLE OF 89 DEGREES 34 MINUTES 46 SECONDS TO A POINT OF TANGENCY ON THE EAST LINE OF SAID TRACT "A";

THENCE SOUTH 00 DEGREES 54 MINUTES 46 SECONDS WEST 215.80 FEET ALONG SAID LINE OF SAID TRACT "A" TO A POINT OF CURVE;

THENCE SOUTHERLY 117.61 FEET ALONG SAID EAST LINE OF TRACT "A" ALONG THE ARC OF A 370.63 FOOT RADIUS CURVE, CONCAVE TO THE WEST, WHICH HAS A CENTRAL ANGLE OF 18 DEGREES 10 MINUTES 50 SECONDS TO A POINT OF REVERSE CURVE;

THENCE SOUTHERLY 136.83 FEET ALONG SAID EAST LINE OF TRACT "A" ALONG THE ARC OF A 430.63 FOOT RADIUS CURVE, CONCAVE TO THE EAST, WHICH HAS A CENTRAL ANGLE OF 18 DEGREES 10 MINUTES 50 SECONDS TO A NON-TANGENT LINE;

THENCE NORTH 88 DEGREES 40 MINUTES 00 SECONDS WEST 260.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5:

THAT PORTION OF TRACT B, [STELLAR CITY AIR PARK] ACCORDING TO BOOK [123] OF MAPS, PAGE [44] RECORDS OF MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 41, [STELLAR CITY AIR PARK] ACCORDING TO BOOK [123] OF MAPS, PAGE [44];

THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID TRACT B, A DISTANCE OF 125 FEET;

THENCE SOUTHEASTERLY TO A POINT 50 FEET NORTH OF THE CENTER OF THE 35 FOOT RADIUS AT THE WEST END OF TRACT H, [STELLAR CITY AIR PARK] ACCORDING TO BOOK [123] OF MAPS, PAGE [44];

THENCE SOUTH (ASSUMED) TO THE NORTH BOUNDARY OF SAID TRACT H, A DISTANCE OF 15 FEET;

THENCE SOUTHWESTERLY FOLLOWING THE NORTHWEST BOUNDARY OF SAID TRACT H TO A POINT ON THE EAST TO WEST CENTER LINE OF SAID TRACT H;

THENCE WEST 90 FEET TO THE POINT OF BEGINNING.

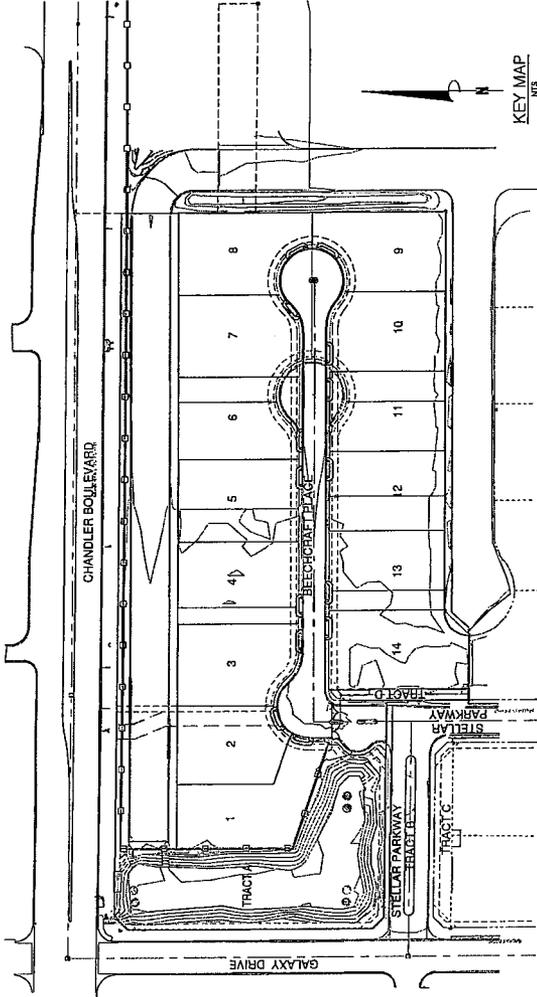
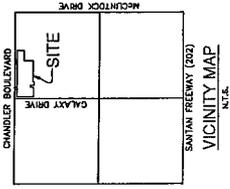
ORDINANCE NO. 4010

Attachment 'A'

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STELLAR AIRPARK ESTATES II AMENDED PRELIMINARY PLAT

CHANDLER, ARIZONA
AN AMENDED PLAT OF STELLAR AIRPARK ESTATES II
AS RECORDED IN BOOK 1025, PAGE 21, M.C.R.
A PORTION OF THE NORTH HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANG 4 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



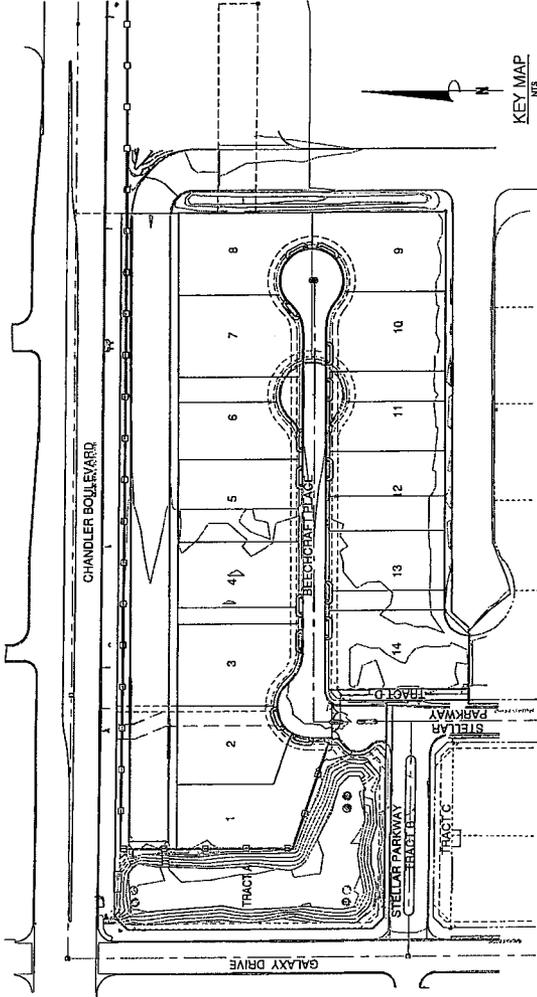
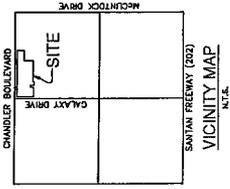
LEGAL DESCRIPTION

LOTS 1 THROUGH 14, INCLUSIVE, AND TRACTS A, D, E, AND F OF STELLAR AIRPARK ESTATES II, ACCORDING TO BOOK 1025 OF MAPS, PAGE 21, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTH-EAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 35, BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH POINT THE NORTH-EAST CORNER OF SAID SECTION 35, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS SOUTH 89° 41' 19" EAST, A DISTANCE OF 214.39 FEET; THENCE SOUTH 89° 41' 19" EAST, ALONG THE NORTH LINE OF THE NORTH-EAST QUARTER OF SAID SECTION 35, A DISTANCE OF 134.59 FEET TO A POINT; THENCE SOUTH 89° 18' 41" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 63.69 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT A, BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF CHANDLER BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID LOTS 1, THROUGH 9, INCLUSIVE, AND TRACTS A, D, E, AND F, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 15° 30' 00" EAST, A DISTANCE OF 457.15 FEET; THENCE SOUTH 89° 41' 19" WEST, A DISTANCE OF 20.88 FEET TO THE BEGINNING OF A NON-PARAMENT CURVE TO THE LEFT, COMMENCING SOUTH-EASTERLY AND HAVING A RADIUS OF 100 FEET WHICH BEGINS SOUTH 89° 41' 19" EAST, A RADIAL DISTANCE OF 20.88 FEET; THENCE SOUTH 89° 41' 19" WEST, THROUGH A CENTRAL ANGLE OF 90° 15' 30" AND AN ARC DISTANCE OF 63.69 FEET; THENCE SOUTH 89° 41' 19" WEST, A DISTANCE OF 63.69 FEET; THENCE NORTH 89° 41' 19" WEST, A DISTANCE OF 100 FEET; THENCE NORTH 89° 41' 19" WEST, A DISTANCE OF 20.88 FEET; THENCE NORTH 89° 41' 19" WEST, A DISTANCE OF 21.28 FEET; THENCE NORTH 89° 41' 19" WEST, A DISTANCE OF 21.28 FEET; THENCE SOUTH 89° 41' 19" EAST, A DISTANCE OF 20.88 FEET; THENCE SOUTH 89° 41' 19" EAST, A DISTANCE OF 63.69 FEET TO THE POINT OF BEGINNING. CONTAINING 433.548 ACRES, MORE OR LESS.

SITE DATA	
GROSS AREA	433,546.48 SF
LOT SUMMARY	14
TOTAL LOT AREA	261,792.75 SF
AVG. LOT AREA	18,699.48 SF
MIN. LOT AREA	16,026.78 SF
MAX. LOT AREA	21,006.51 SF
LOT %	59.58%
PROPOSED DENSITY	1.39 DU/AC
TOTAL OPEN SPACE AREA	133,744.68 SF
OPEN SPACE %	30.88%

LEGEND

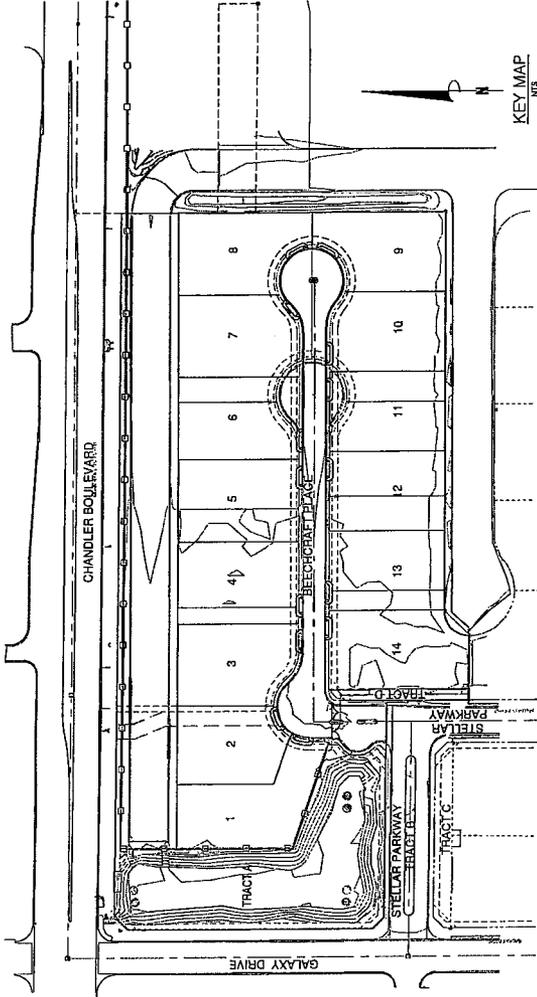
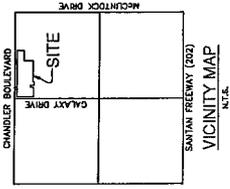
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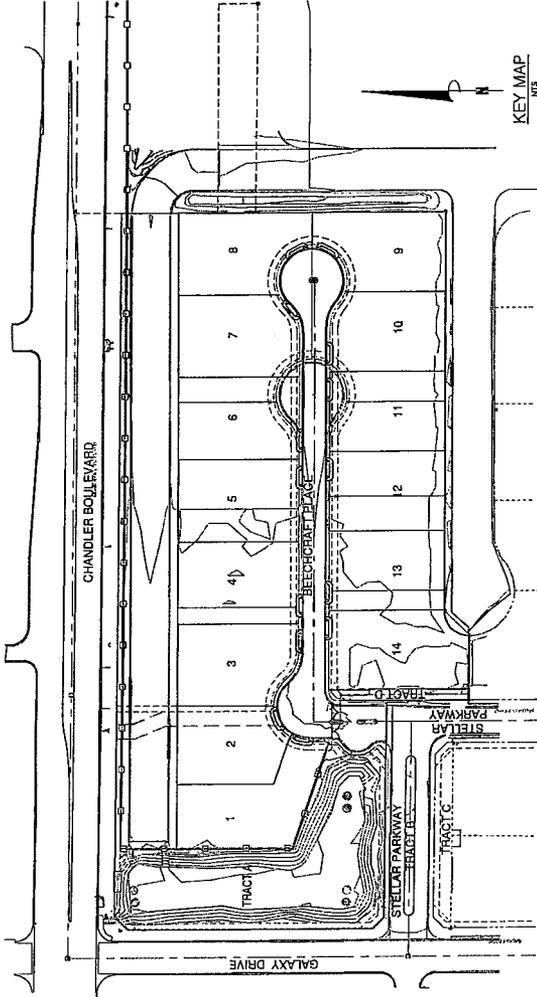
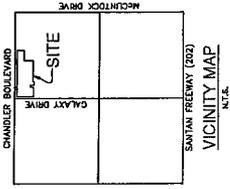
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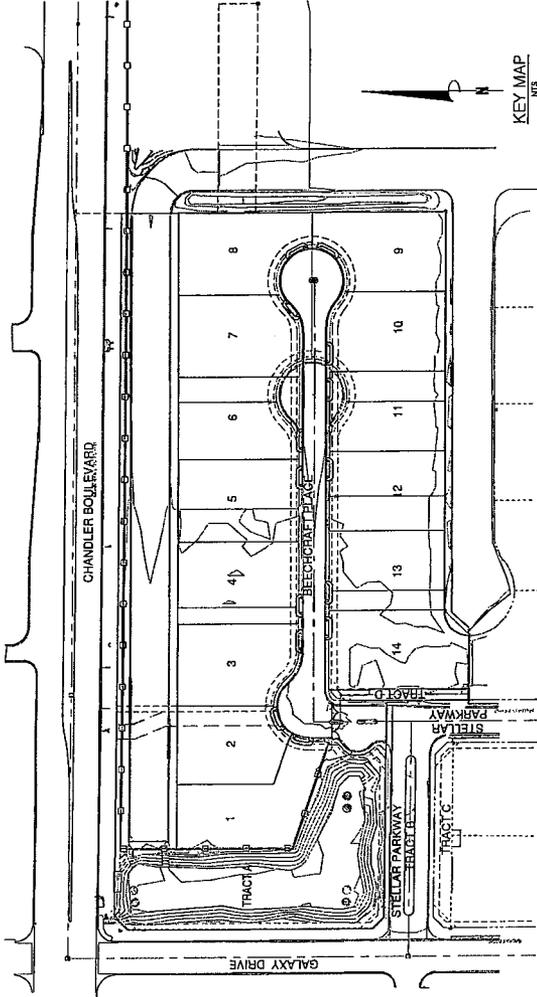
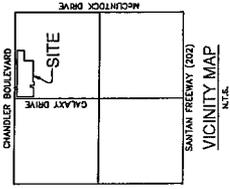
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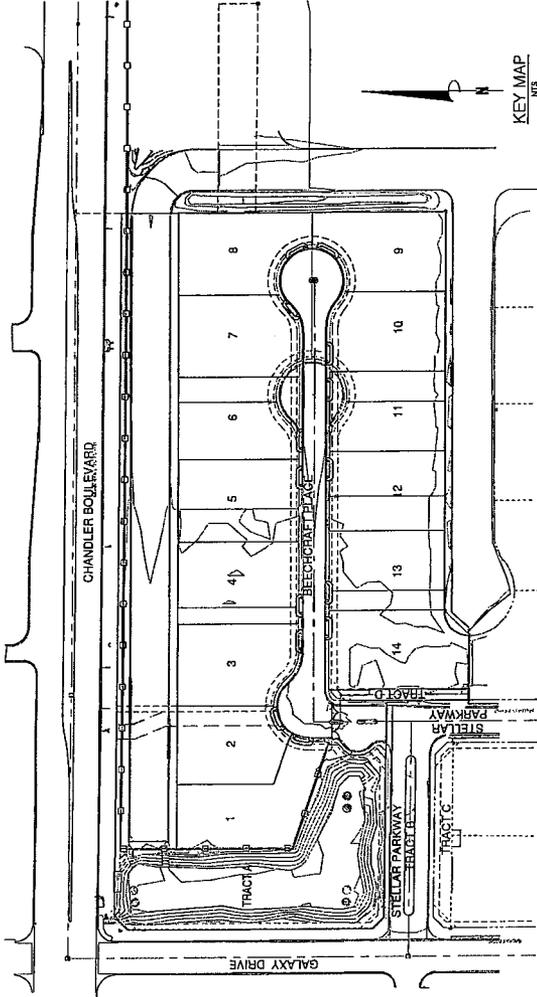
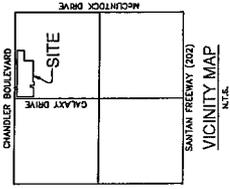
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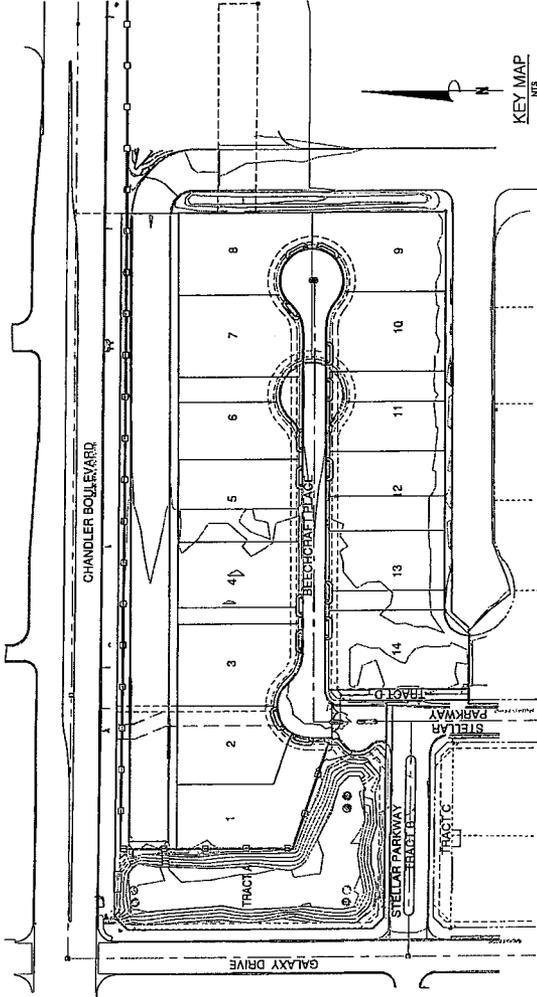
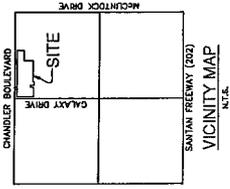
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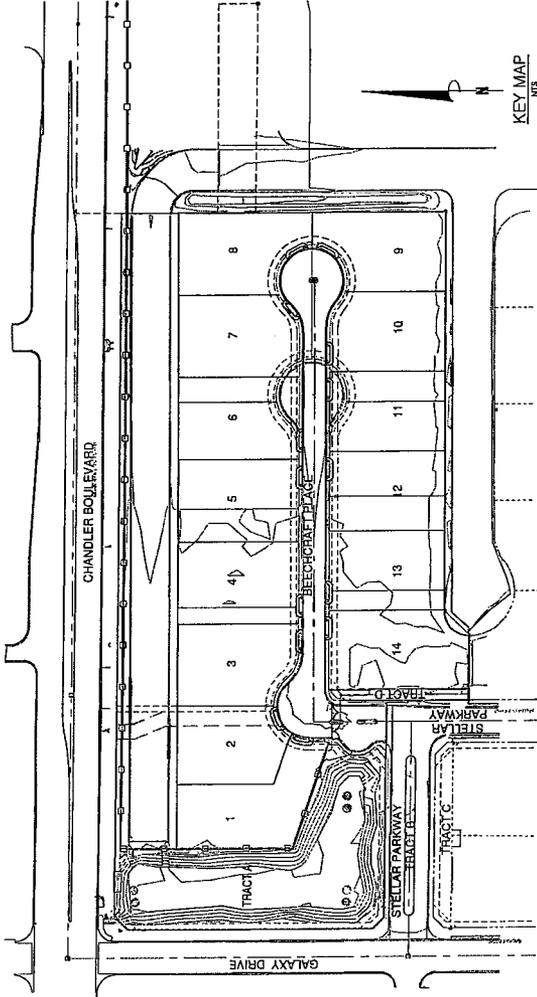
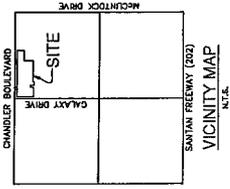
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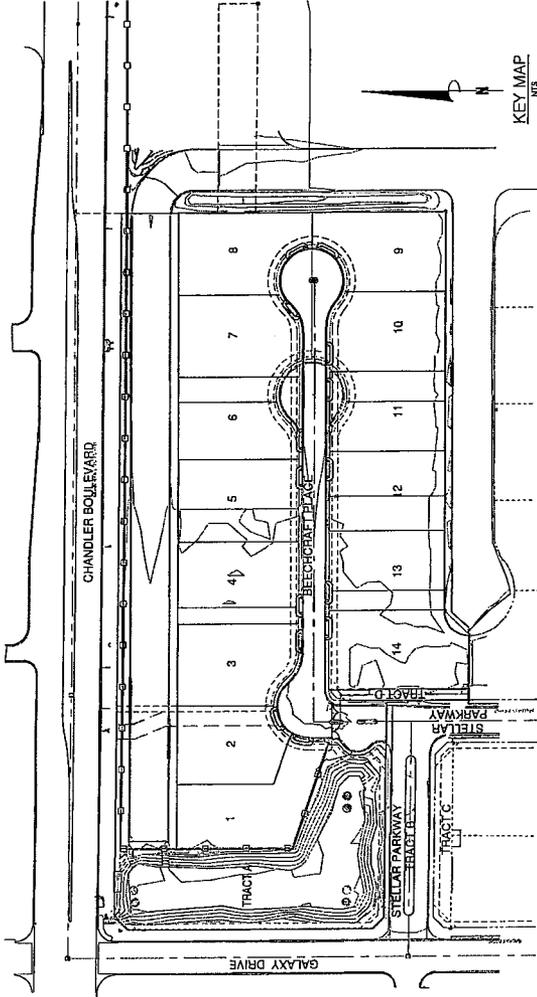
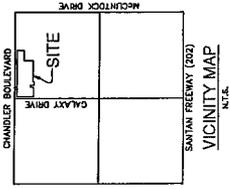
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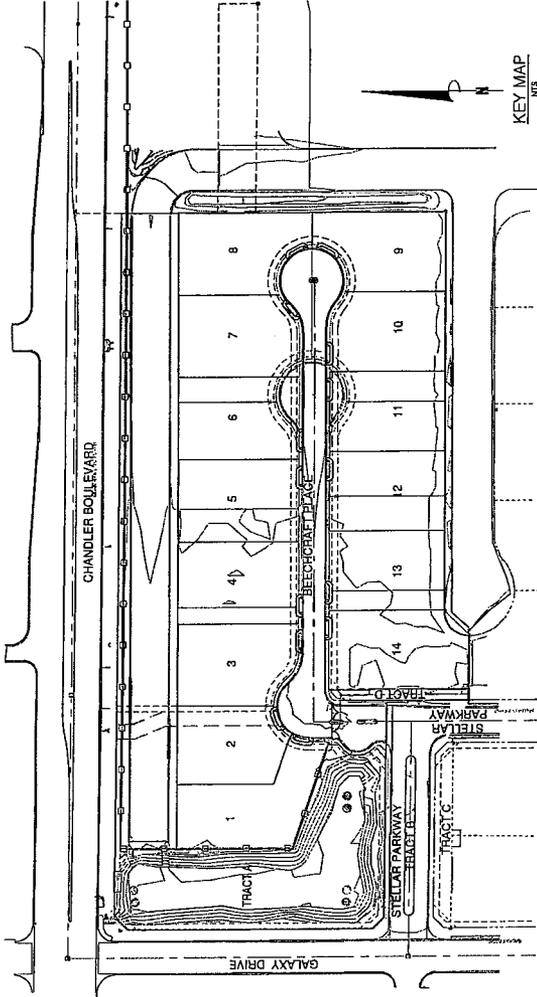
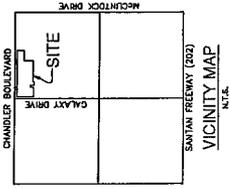
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TOTAL LOT AREA	261,792.75 SF
AVG. LOT AREA	18,699.48 SF
MIN. LOT AREA	16,026.78 SF
MAX. LOT AREA	21,006.51 SF
LOT %	59.58%
PROPOSED DENSITY	1.39 DU/AC
TOTAL OPEN SPACE AREA	133,744.68 SF
OPEN SPACE %	30.88%

LEGEND

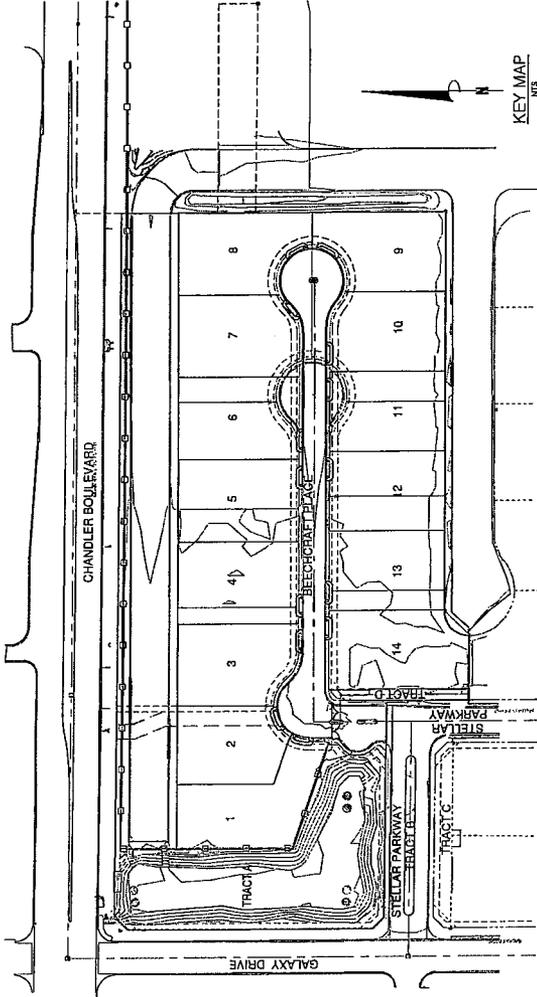
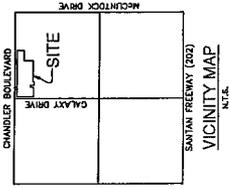
- BRASS CAP FLUSH
- MONUMENT AS NOTED
- BRASS CAP IN HAND HOLE
- STEEL MARKER
- PIPE MONUMENT
- WATER VALVE
- EXISTING GAS METER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SIGN
- EXISTING ELECTRICAL PULL BOX
- EXISTING TELEPHONE pedestal
- EXISTING DUTY MARK
- EXISTING POWER POLE
- MODEL HOME SITE
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- EASEMENT LINE
- RIGHT OF WAY
- USE AND BENEFITS EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- SEMIWALK EASEMENT
- EXISTING CONTIGUOUS ELEVATION
- EXISTING FENCE
- EXISTING WATER
- EXISTING SEWER
- EXISTING GAS
- EXISTING COX COMMUNICATIONS
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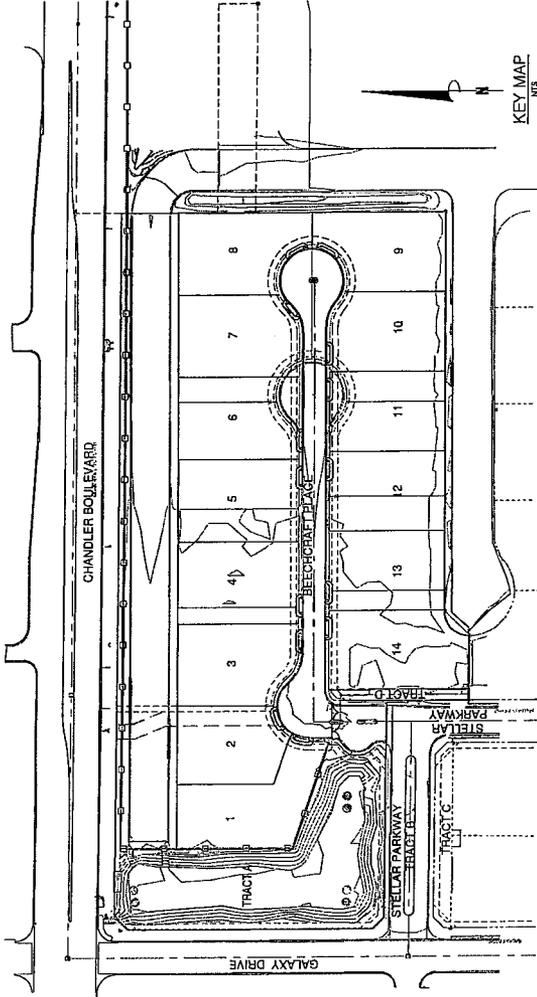
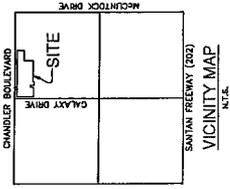
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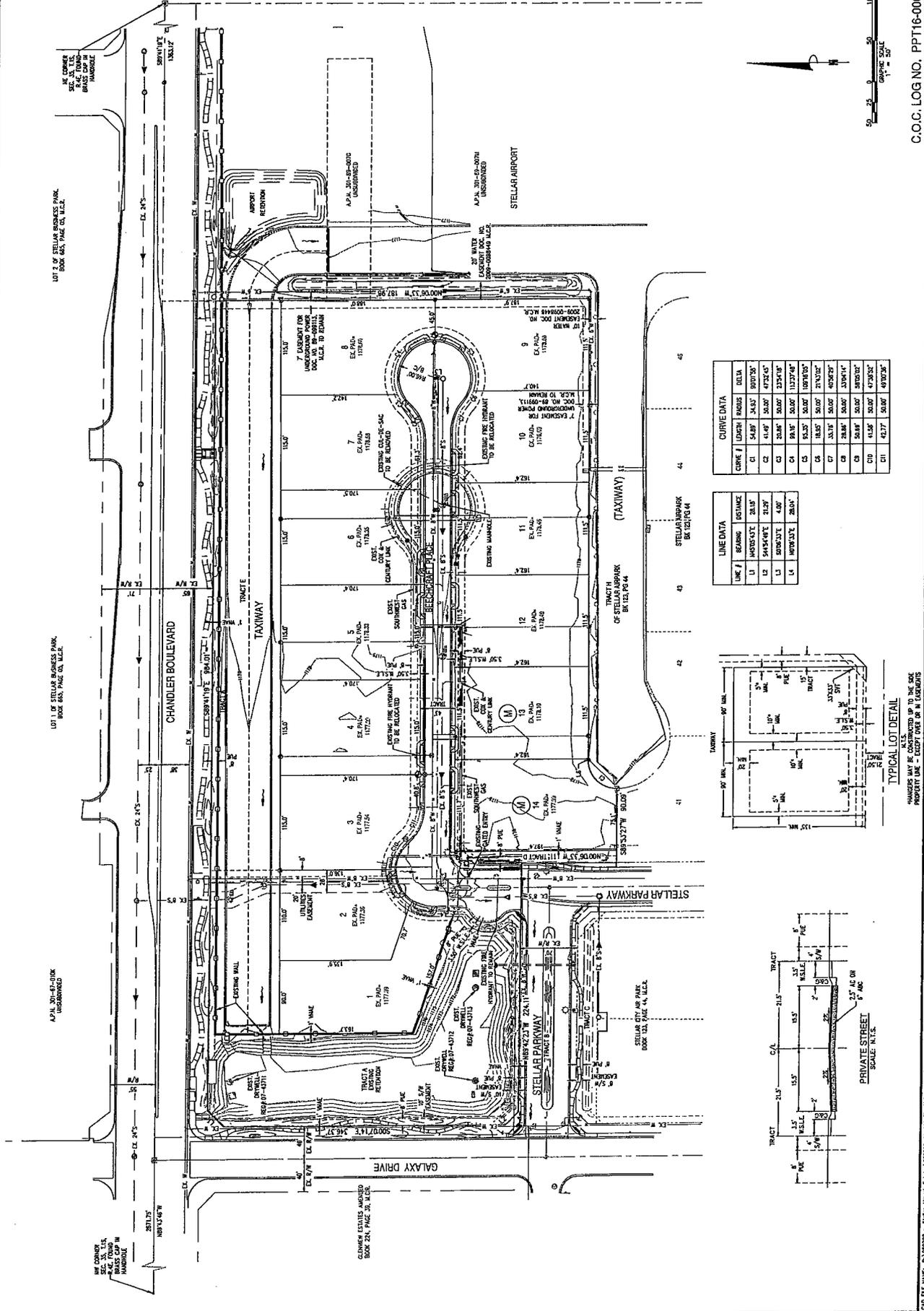
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- EXISTING D



DATE	DESCRIPTION	JAS	JAS	DIP
DESIGNED	DRAWN	CHECKED	DATE	

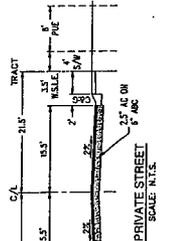
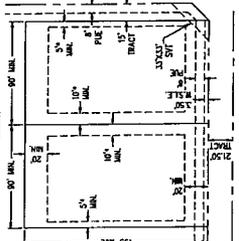


CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA
C1	54.87'	34.52'	80.07°
C2	4.67'	50.00'	87.24°
C3	25.87'	50.00'	37.91°
C4	94.15'	50.00'	132.74°
C5	18.57'	50.00'	274.00°
C6	54.15'	50.00'	40.29°
C7	28.87'	50.00'	37.91°
C8	54.87'	50.00'	80.07°
C9	4.67'	50.00'	87.24°
C10	42.17'	50.00'	49.70°

LINE DATA

LINE #	BEARING	DISTANCE
L1	S45°34'00"E	21.57'
L2	S45°34'00"E	4.00'
L3	N07°53'21"E	28.87'



C.O.C. LOG NO. PPT16-0004

*ANGLES MAY BE CONSTRUCTED UP TO THE SIDE PROPERTY LINE - EXCEPT OVER OR IN EASEMENTS

CADD FILE NAME: P:\030024 - Stellar Airpark Estates II Amended - 03/09/08\Engineering\Layouts\Plan\030024-PP-002-PP-02.dwg 03/11/2008