

Add info #2

OCT 13 2016

Chandler



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning Division – CC Memo No. 16-111b**

**DATE:** OCTOBER 13, 2016

**TO:** MAYOR AND COUNCIL

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

**FROM:** ERIK SWANSON, SENIOR CITY PLANNER *ES*

**SUBJECT:** DVR16-0008 ARISTA AT OCOTILLO  
Introduction and Tentative Adoption of Ordinance No. 4719

**Request:** Rezoning from Planned Area Development (PAD) to PAD Amended to eliminate a zoning condition requiring 'for-sale' multi-family units, and Mid-Rise Overlay for building heights up to 57 feet on a portion of buildings adjacent to water's edge, along with Preliminary Development Plan (PDP) approval for site layout and building architecture for a 210-unit multi-family development

**Location:** Northwest and southwest corners of Edgewater Way and Dobson Road, south of Queen Creek Road

**Applicant:** Ed Bull, Burch & Cracchiolo

**Project Info:** 10.32 acres, 210 units, 20.25 du/ac

During the Monday night Study Session it was requested by Council that additional design treatment be applied to the main tower element on the rear elevation of Building 3. The design team has modified the tower by incorporating features found elsewhere on the site. The original and modified elevations are attached.

**Attachments**

1. Original Elevations
2. Modified Elevations





**BUILDING 3 - REAR ELEVATION**  
1/8" = 1'-0"

**BUILDING 4 - REAR ELEVATION**  
1/8" = 1'-0"



**BUILDING 3 - LEFT ELEVATION**  
1/8" = 1'-0"

**BUILDING 3 - RIGHT ELEVATION**  
1/8" = 1'-0"

**BUILDING 4 - LEFT ELEVATION**  
1/8" = 1'-0"

**BUILDING 4 - RIGHT ELEVATION**  
1/8" = 1'-0"

**ARISTA**  
**AT OCOTILLO**  
S DOSSON RD  
& W EDGEWATER WAY  
CHANDLER, ARIZONA



**WHITNEYBELL PERRY INC**  
1102 EAST MISSOURI AVENUE  
TULSA, OKLAHOMA 74104  
918.235.1800



**BUILDING 3 - FRONT ELEVATION**  
1/8" = 1'-0"

**BUILDING 4 - FRONT ELEVATION**  
1/8" = 1'-0"



**A2.31**

1238  
COPYRIGHT WHITNEYBELL PERRY INC  
3/23/2018 10:23:44 AM  
CARRIAGE BUILDINGS  
ELEVATIONS

*MODIFIED*

#2

OCT 13 2016



**MEMORANDUM**                      **Planning Division – CC Memo No. 16-111**

**DATE:**            OCTOBER 13, 2016

**TO:**                MAYOR AND COUNCIL

**THRU:**            MARSHA REED, CITY MANAGER *MR*  
                           JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                           KEVIN MAYO, PLANNING MANAGER *KA*

**FROM:**            ERIK SWANSON, SENIOR CITY PLANNER *ES*

**SUBJECT:**        DVR16-0008 ARISTA AT OCOTILLO  
                           Introduction and Tentative Adoption of Ordinance No. 4719

**Request:**        Rezoning from Planned Area Development (PAD) to PAD Amended to eliminate a zoning condition requiring ‘for-sale’ multi-family units, and Mid-Rise Overlay for building heights up to 57 feet on a portion of buildings adjacent to water’s edge, along with Preliminary Development Plan (PDP) approval for site layout and building architecture for a 210-unit multi-family development

**Location:**       Northwest and southwest corners of Edgewater Way and Dobson Road, south of Queen Creek Road

**Applicant:**      Ed Bull, Burch & Cracchiolo

**Project Info:**   10.32 acres, 210 units, 20.25 du/ac

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Commission and Planning Staff recommend City Council approve the rezoning and PDP, subject to conditions.

**BACKGROUND**

The subject site is located at the northwest and southwest corners of Edgewater Way and Dobson Road, south of Queen Creek Road. A lake is adjacent to the site’s northwestern boundary that wraps around to the north of the site. Dobson Road runs the length of the eastern property boundary, with Orbital Sciences south of the site. Northwest across the lake is the Cays at Downtown Ocotillo condominium development that is currently under construction, and a vacant parcel that received zoning and PDP approval for a hotel.

The subject site received zoning and PDP approval for multi-family residential in the form of condominium units as part of the larger Downtown Ocotillo development. A condition was added requiring that the units be 'for-sale'.

The request for rezoning from Planned Area Development (PAD) to PAD Amended to eliminate a zoning condition requiring 'for-sale' multi-family units, and Mid-Rise Overlay for building heights up to 57 feet on a portion of buildings adjacent to water's edge, along with Preliminary Development Plan (PDP) approval for site layout and building architecture for a 210-unit multi-family development.

### **SITE LAYOUT/ARCHITECTURE**

Unit mix includes 115 one bedroom, 87 two bedroom, and 8 three bedroom units. The request reorganizes the concentration of units to predominantly along the lakeside, with two four-story buildings adjacent to the lake and four three-story units adjacent to the larger buildings, though internal to the site. Two-story carriage units are located along the perimeter of the site. With the higher concentration of units adjacent to the lake, building heights are increased above the code allowed 45-feet. The two four-story buildings contain an upstairs mezzanine for views over the lake and Downtown Ocotillo. Due to the mezzanine, the building height is increased to 57-feet, resulting in a request for Mid-Rise Overlay.

Two-story carriage units are located along the perimeter of site reducing the visibility of surface parking. Relief from the required 50-foot building setback along Dobson Road is requested to accommodate five carriage unit buildings. Site amenities include a terraced water feature, firepit, terraced sun lawn, and pool, in addition to the standard fitness and media rooms commonplace in multi-family developments.

While the site is bisected by Edgewater Way, a private drive, the design team has tied the two sites together with architecture, a formal landscape design along the street frontages, monumentation for the development, and street pavement treatment at the entrances.

Architectural design of the site continues the Santa Barbara style predominant throughout Ocotillo. The design team has incorporated a number of covered arched walkways, arched windows, and tile detailing. Building massing is broken-up through the incorporation of areas of the building stepping out from the main body. Two building designs are provided for the carriage units to provide diversity.

### **DISCUSSION**

Planning Staff supports the request for Mid-Rise Overlay, and encroachment into the building setback along Dobson Road, finding that the project represents a quality residential development. The design team has attractively furthered the Santa Barbara design style in the area. While concerns with the 2007 proposal regarding for-sale units triggered a discussion on rental versus ownership, the proposed design of the site provides a layout and unit organization that largely looks and feels like a for-sale development, but operates as a rental development.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Due to the request for Mid-Rise Overlay, two neighborhood meetings were held. The first neighborhood meeting was held June 7, 2016; 15 neighbors attend including a couple of representatives from the Ocotillo Association. Overall general support was offered with general questions being asked. The second neighborhood meeting was held July 12, 2016; two representatives from the Ocotillo Association attended.
- The Ocotillo Design Board has reviewed the proposal and has provided general design related feedback.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 4    Opposed: 0    Absent: 1 (Wastchak)    Abstained: 1 (Baron)

**RECOMMENDED ACTIONS**

**Rezoning**

Planning Commission and Planning Staff recommend City Council approve the rezoning, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “Arista at Ocotillo” and kept on file in the City of Chandler Planning Division, in File No. DVR16-0008, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. 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. 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.
8. Maximum building height shall be limited to 57 feet.

**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 the Development Booklet, entitled "Arista at Ocotillo" and kept on file in the City of Chandler Planning Division, in File No. DVR16-0008, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Landscaping along all street fronts shall be in compliance with current Commercial Design Standards.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
4. All raceway signage shall be prohibited within the development.
5. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. handicap shall have direct access to all indoor and outdoor pedestrian spaces).
6. All ground-mounted equipment shall be screened from public view by landscaping or a concrete or masonry wall equal to or greater in height than the mechanical equipment.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner, property owners' association, or homeowners' association.
8. The parking space canopies shall incorporate building materials, forms, and colors to match the development.

**PROPOSED MOTIONS**

**Rezoning**

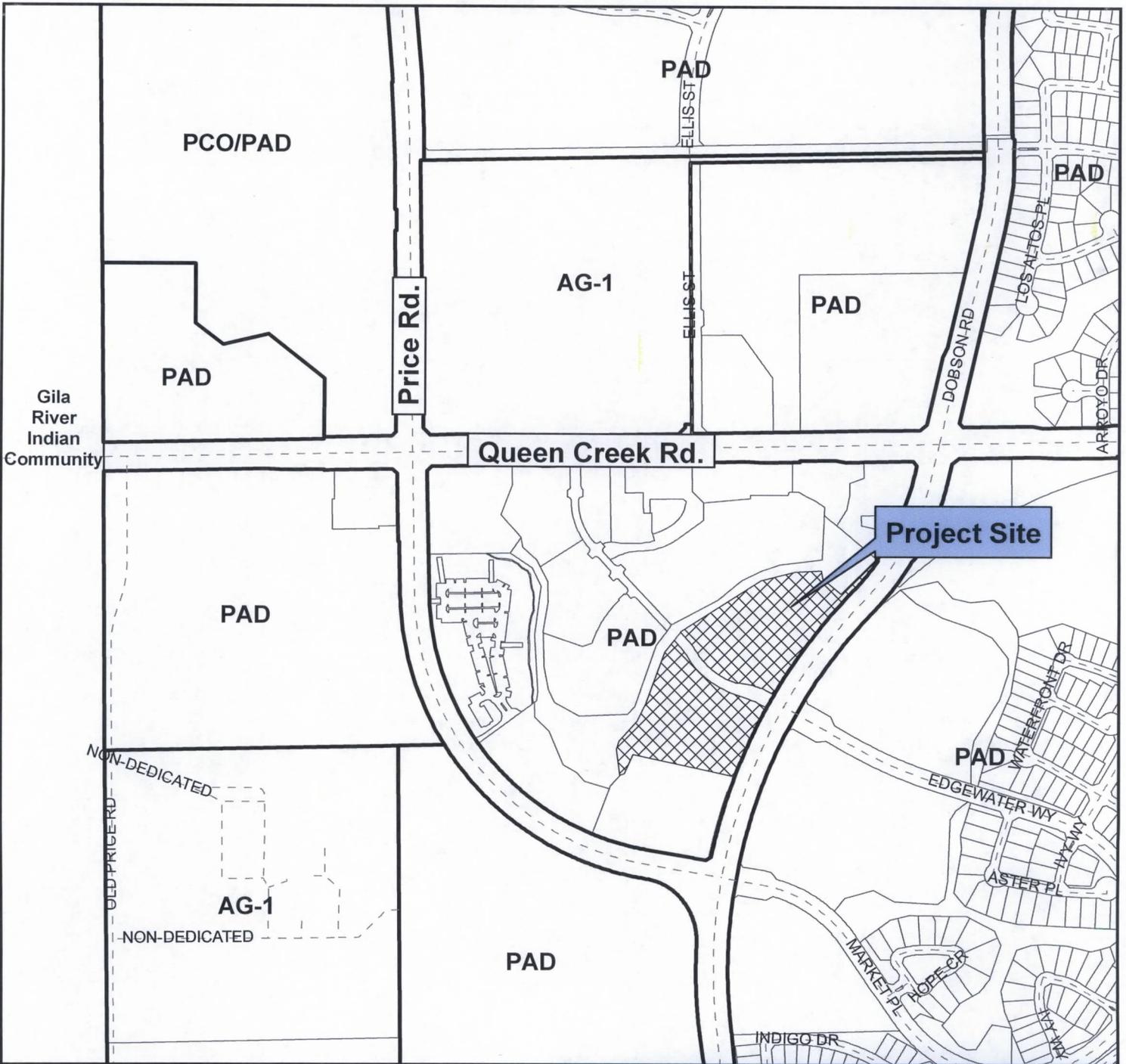
Move to introduce and tentatively adopt Ordinance No. 4719 approving DVR16-0008 ARISTA AT OCOTILLO, rezoning from Planned Area Development (PAD) to PAD Amended to eliminate a zoning condition requiring ‘for-sale’ multi-family units, and Mid-Rise Overlay for building heights up to 57 feet on a portion of buildings adjacent to water’s edge, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Development Plan**

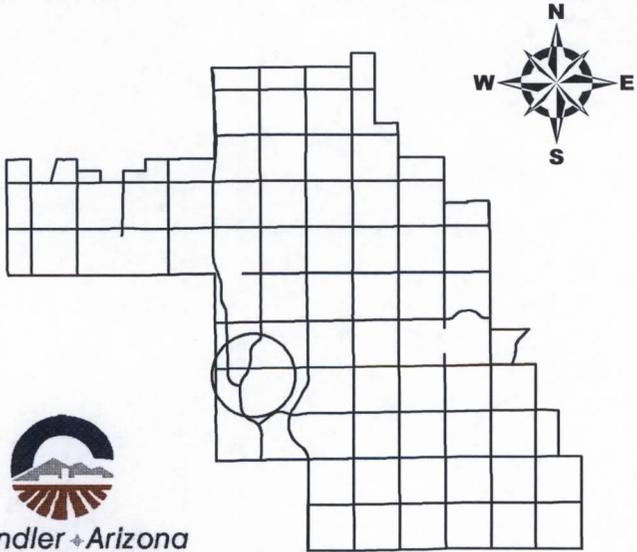
Move City Council approve Preliminary Development Plan DVR16-0008 ARISTA AT OCOTILLO, for site layout and building architecture for a 210-unit multi-family development, subject to the conditions recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Downtown/Waters at Ocotillo Zoning Map
3. Site Plan
4. Landscape Plan
5. Mid-Rise Overlay Exhibit
6. Representative Building Elevations
7. Building Perspectives
8. Ordinance No. 3890
9. Ordinance No. 4719
10. Development Booklet, Exhibit A



## Vicinity Map

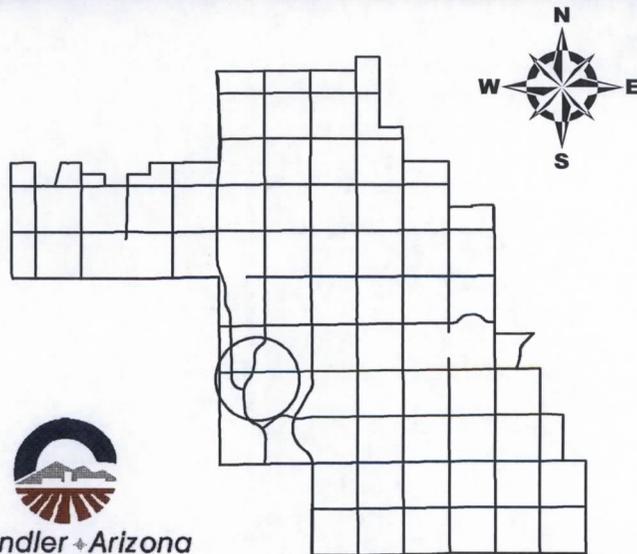


DVR16-0008

Arista at Ocotillo



## Vicinity Map



DVR16-0008

**Arista at Ocotillo**

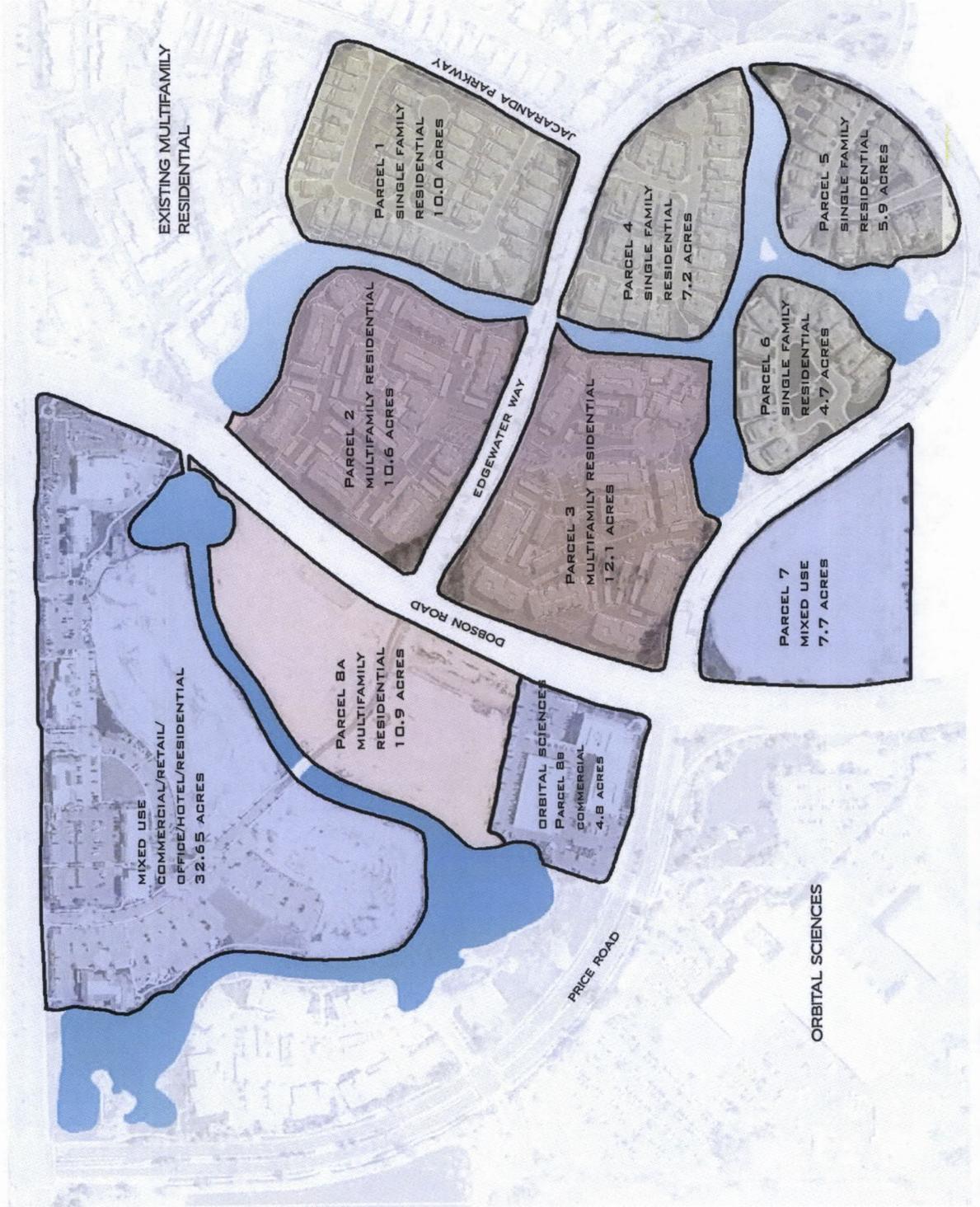
**ARISTA  
 AT OCOTILLO**  
 S DOBSON RD  
 & W EDGEWATER WAY  
 CHANDLER, ARIZONA

**WHITNEYBELL PERRY INC**  
 1102 East Missouri Avenue  
 Phoenix, Arizona 85014-2784  
 (602)295-1181



ARCHITECTURE AND PLANNING

1924  
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 3/23/2016  
 EXISTING ZONING MAP



**EXISTING ZONING MAP**

PRELIMINARY

**PROJECT DATA**

**OWNER:**  
 TRS LLC  
 7 ALCOON VALLEY  
 CHANDLER, AZ 85225  
 PHONE: (480) 459-6558  
 CONTACT: TOSHEN ARDIB

**ARCHITECT:**  
 WHITNEYBELL ARCHITECTS INC  
 1102 EAST MISSOURI AVENUE  
 PHOENIX, AZ 85014-2784  
 PHONE: (602) 953-1881  
 FAX: (602) 953-1881

**DEVELOPERS:**  
 GILBANE DEVELOPMENT COMPANY  
 7300 N. BELL AVENUE, SUITE 125  
 PHOENIX, AZ 85018  
 PHONE: (602) 953-1881  
 CONTACT: TOSHEN ARDIB

**SITE DATA**

ADDRESS: 48K  
 TO BE ASSIGNED  
 CHANDLER, AZ  
 303-39-886  
 303-39-887

APN NUMBERS: 45.08 ACRES (S247/448 S.F.)  
 45.35 ACRES (S228/415 S.F.)  
 45.35 ACRES (S278/448 S.F.)  
 45.00 ACRES (S217/426 S.F.)

CURRENT ZONING: MULTIFAMILY RESIDENTIAL

BUILDING HEIGHT: 2, 3 & 4 STORES

ALLOWED: 2, 3 & 4 STORES

PROVIDED: 2, 3 & 4 STORES

DENSITY ALLOWED: 216 DU/10.32 ACRES = 20.93 DU/ACRE

PROVIDED: 216 DU/10.32 ACRES = 20.93 DU/ACRE

TOTAL BUILDING AREA: 4297,138 S.F.

LOT COVERAGE (ACT): 48%

ALLOWED: 48%

PROVIDED: 48%

**UNIT MIX**

UNIT TYPE	NORTH	SOUTH	TOTAL # OF UNITS
STUDIO UNIT	6	8	14
1-BR CARTRIDGE LOFT UNIT	6	8	14
2-BR CARTRIDGE LOFT UNIT	11	11	22
3-STORY CARTRIDGE UNIT	4	4	8
2-BEDROOM UNIT	32	36	68
3-BEDROOM UNIT	100	110	210
<b>TOTAL UNITS</b>			<b>310</b>

**PARKING**

REQUIRED UNITS	ALLOTTED	SPACES/UNIT	TOTAL
STUDIO UNITS	5	1	5 P.S.
1-BEDROOM UNITS	9	1.5	14 P.S.
2-BEDROOM UNITS	42	2.00	84 P.S.
3-BEDROOM UNITS	4	2.25	9 P.S.
<b>TOTAL</b>			<b>171.5 P.S.</b>

**REQUIRED UNITS**

REQUIRED UNITS	ALLOTTED	SPACES/UNIT	TOTAL
STUDIO UNITS	8	1	8 P.S.
1-BEDROOM UNITS	63	1.5	94.5 P.S.
2-BEDROOM UNITS	4	2.25	9 P.S.
3-BEDROOM UNITS	4	2.25	9 P.S.
<b>TOTAL REQUIRED:</b>			<b>180.5 P.S.</b>
<b>SITE TOTAL:</b>			<b>358 P.S. (171 P.S.)</b>

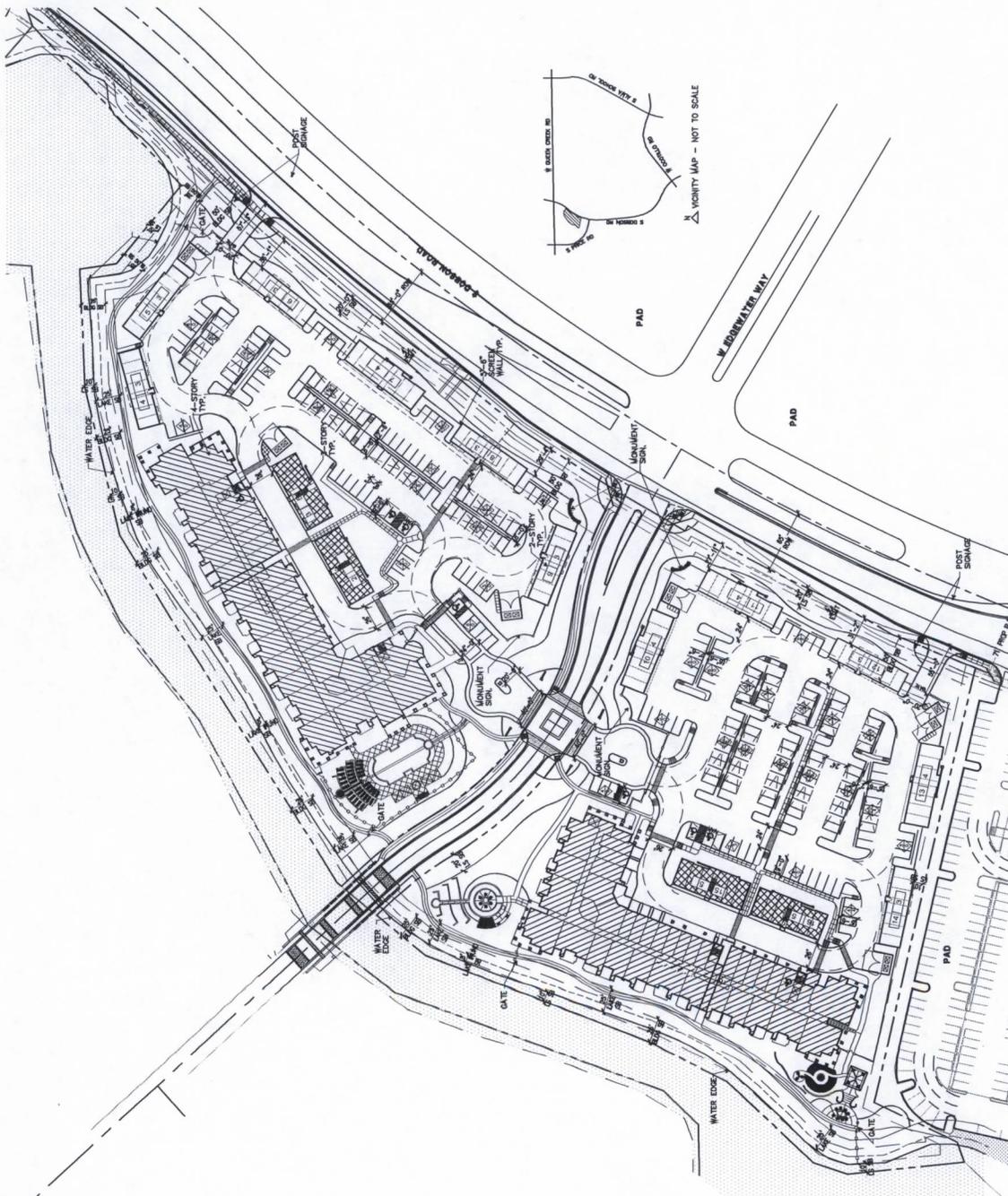
**PROVIDED:**

PROVIDED	SEMI	TOTAL
STUDIO	109 P.S.	109 P.S.
1-BR	63 P.S.	117 P.S.
2-BR	68 P.S.	132 P.S.
3-BR	68 P.S.	132 P.S.
<b>TOTAL PROVIDED:</b>		<b>439 P.S.</b>
<b>REQUIRED:</b>		<b>180.5 P.S.</b>
<b>PROVIDED (COVERED):</b>		<b>28 P.S.</b>
<b>ACCESSIBLE UNITS:</b>		<b>2 SPACES</b>
<b>ACCESSIBLE GARAGE:</b>		<b>2 SPACES</b>
<b>UNITS ACCESSIBLE (COVERED):</b>		<b>2 SPACES</b>
<b>TOTAL:</b>		<b>8 SPACES</b>

**DECK SPACE CALCULATION:**

REQUIRED: 150 SF PER UNITS  
 310 UNITS x 150 SF = 46,500 SF

PROVIDED: APPROX. 250,000 SF OPEN SPACE



**PRELIMINARY SITE PLAN**

SCALE: 1" = 30'-0"

**ARISTA  
 AT  
 OCOTILLO**

BROWNSWATER & BROWNS  
 CHANDLER, ARIZONA

**PRELIMINARY**

**WHITNEYBELL ARCHITECTS INC**  
 1102 East Missouri Avenue  
 Phoenix, Arizona 85014-2784  
 (602) 953-1881



**ARCHITECTURE AND PLANNING**

**1.10**

1324  
 COPYRIGHT: WHITNEYBELL ARCHITECTS INC  
 MARCH, 2016

**SITE PLAN  
 PRELIMINARY**

16 5  
 SHEET NO.





# ARISTA AT OCOTILLO

S DOBSON RD  
& W EDGEWATER WAY  
CHANDLER, ARIZONA

## PRELIMINARY

**WHITNEYBELL ARCHITECTS INC**  
1102 East Missouri Avenue  
Phoenix, Arizona 85014-2784  
(602)265-1891



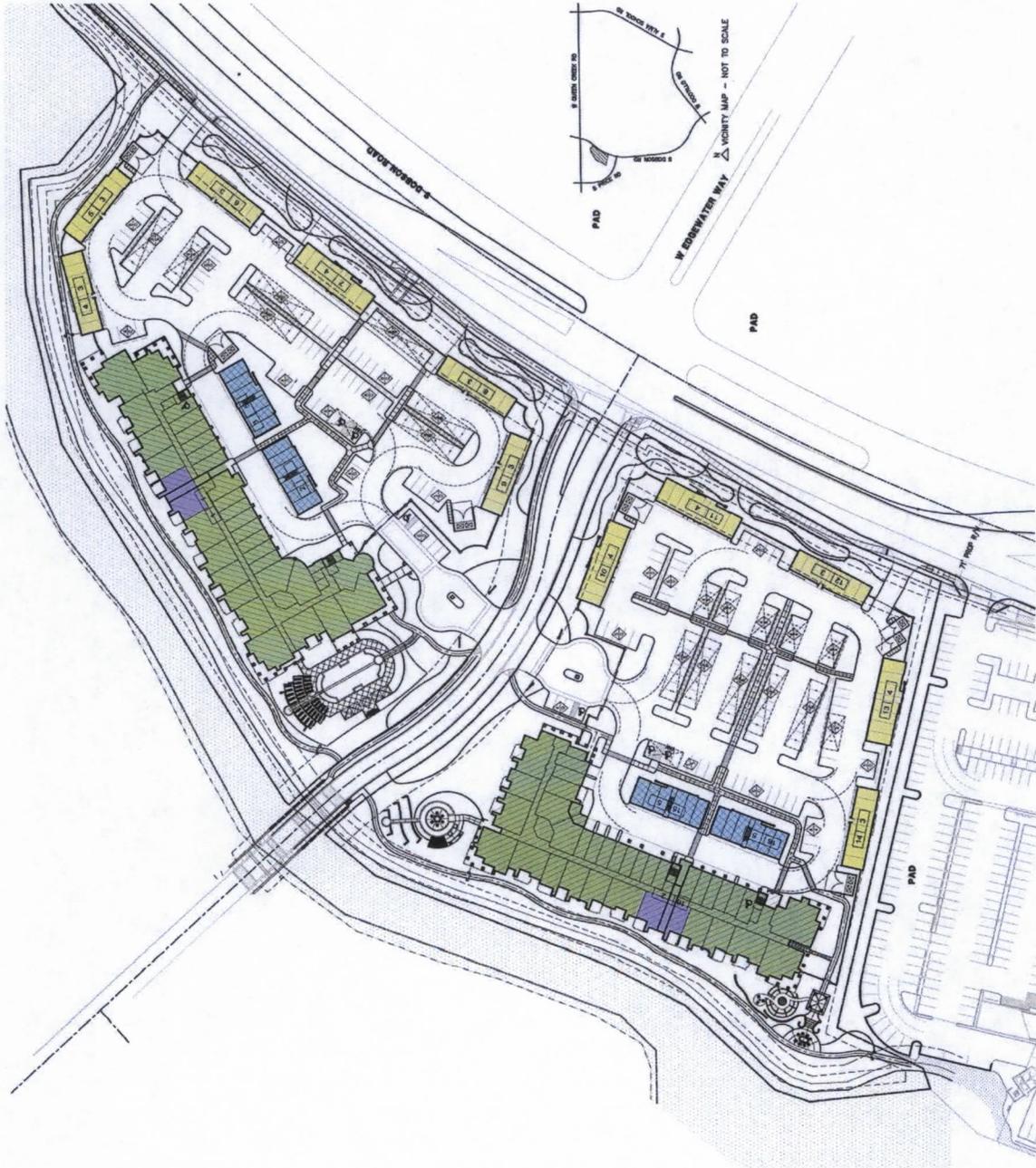
ARCHITECTURE AND PLANNING

- FOUR STORY + MEZZANINE AREA
- FOUR STORY AREA
- THREE STORY AREA
- TWO STORY AREA

1324

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MARCH 2016

MIDRISE AREA  
PRELIMINARY



SCALE: 1" = 80'-0"

MIDRISE AREA

**ARISTA  
AT OCOTILLO**  
S DOBSON RD  
& W EDGEWATER WAY  
CHANDLER, ARIZONA



**BUILDING 1 - REAR ELEVATION**  
1/16" = 1'-0"

PRELIMINARY

WHITNEYBELL PERRY INC  
1102 EAST MISSOURI AVENUE  
PHOENIX, ARIZONA 85014  
(602) 263.1891



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**A2.11**

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3/23/2018

NORTH BLDG ELEVATIONS



**BUILDING 1 - RIGHT ELEVATION**  
1/16" = 1'-0"

**BUILDING 1 - RIGHT ELEVATION**  
1/16" = 1'-0"



**BUILDING 3 - REAR ELEVATION**  
1/8" = 1'-0"



**BUILDING 4 - REAR ELEVATION**  
1/8" = 1'-0"



**BUILDING 3 - LEFT ELEVATION**  
1/8" = 1'-0"



**BUILDING 4 - LEFT ELEVATION**  
1/8" = 1'-0"

**BUILDING 3 - RIGHT ELEVATION**  
1/8" = 1'-0"

**BUILDING 4 - RIGHT ELEVATION**  
1/8" = 1'-0"

PRELIMINARY

WHITNEYBELL PERRY INC  
1102 EAST MISSOURI AVENUE  
PHOENIX, ARIZONA 85014  
REG. NO. 2001-001



ARCHITECTURE AND PLANNING



**BUILDING 3 - FRONT ELEVATION**  
1/8" = 1'-0"



**BUILDING 4 - FRONT ELEVATION**  
1/8" = 1'-0"

A2.31

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12/22/2018 8:05:24 AM  
CARRIAGE BUILDINGS  
ELEVATIONS

ARISTA  
AT OCOTILLO  
S DOBSON RD  
& W EDGEWATER WAY  
CHANDLER, ARIZONA



VIEW OF ENTRY CORNER

**Gilbane**  
Gilbane Development Company



PRELIMINARY





VIEW FROM LAKE

**Gilbane**  
Gilbane Development Company



**PBBell**

PRELIMINARY



WHITNEYBELL PERRY INC  
ARCHITECTURE & PLANNING

**ORDINANCE NO. 3890**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED COMMERCIAL RETAIL, OFFICE, SINGLE-FAMILY, AND MULTI-FAMILY RESIDENTIAL (DVR06-0052 THE WATERS AT OCOTILLO) 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 Planned Area Development (PAD) to Planned Area Development (PAD) Commercial Retail, Office, Single-family, and Multi-family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "THE WATERS AT OCOTILLO" kept on file in the City of Chandler Current Planning Division, in file number AP06-0006/DVR06-0052, 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. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
8. Landscaping along all street fronts shall be in compliance with current Commercial Design Standards.
9. 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.
10. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
11. All raceway signage shall be prohibited within the development.
12. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. handicap shall have direct access to all indoor and outdoor pedestrian spaces).
13. All ground-mounted equipment shall be screened from public view by landscaping or a concrete or masonry wall equal to or greater in height than the mechanical equipment.
14. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
15. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the

owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Waters at Ocotillo development shall use treated effluent to maintain open space, common areas, and landscape tracts.

16. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner, property owners' association, or homeowners' association.
17. The shared monument signs for parcel 7 shall be limited to reverse pan channel letters with halo illumination.
18. The applicant shall work with Staff to include additional Date Palm trees along the streetscape and a pedestrian colonnade at the parcel 8 office development that extends along the entire building frontage at Price and Dobson Roads.
19. The applicant shall work with Staff to provide an alternative design for the monument signs at the parcel 8 office development that incorporates similar design, materials, and colors of other monument signs within the development.
20. The multi-family units, including the garage court and condominium flats, shall be individual "for sale only" units at the time of the development.
21. Mexican fan palms (*Washingtonia robusta*) shall be prohibited throughout.
22. The applicant shall work with Staff to ensure that the bike paths and pedestrian paths throughout the neighborhood are accessible where it is necessary to have six foot wide paths.

23. The pedestrian bridges shall be designed at an equivalent standard or better than the Master Ocotillo development, with height clearances to accommodate local recreational boats.

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 22<sup>nd</sup> day of February 2007.

ATTEST:

Marley Padlock  
CITY CLERK



[Signature]  
MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 5<sup>th</sup> day of March 2007.

ATTEST:

Marley Padlock  
CITY CLERK



[Signature]  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3890 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 5<sup>th</sup> day of March 2007, and that a quorum was present thereat.

Marley Padlock  
CITY CLERK

APPROVED AS TO FORM:

[Signature]  
CITY ATTORNEY

## Attachment "A"

**PARCEL NO. 1:**

**BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;  
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 18, 567.49 FEET;  
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 987.34 FEET TO THE TRUE POINT OF BEGINNING, AND A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS NORTH 68 DEGREES 30 MINUTES 08 SECONDS WEST, 3367.00 FEET;  
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 35 MINUTES 14 SECONDS, HAVING AN ARC DISTANCE OF 563.40 FEET;  
THENCE SOUTH 31 DEGREES 05 MINUTES 06 SECONDS WEST, 221.20 FEET;  
THENCE SOUTH 74 DEGREES 09 MINUTES 30 SECONDS WEST, 29.22 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 26 DEGREES 20 MINUTES 20 SECONDS WEST, 640.00 FEET;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 04 MINUTES 37 SECONDS, HAVING AN ARC DISTANCE OF 90.22 FEET;  
THENCE NORTH 71 DEGREES 44 MINUTES 17 SECONDS WEST, 363.00 FEET;  
THENCE NORTH 16 DEGREES 34 MINUTES 13 SECONDS EAST, 198.00 FEET;  
THENCE NORTH 24 DEGREES 03 MINUTES 06 SECONDS EAST, 240.00 FEET;  
THENCE NORTH 10 DEGREES 49 MINUTES 15 SECONDS EAST, 207.00 FEET;  
THENCE NORTH 01 DEGREE 36 MINUTES 28 SECONDS EAST, 55.00 FEET;  
THENCE NORTH 73 DEGREES 43 MINUTES 48 SECONDS EAST, 206.55 FEET;  
THENCE SOUTH 68 DEGREES 08 MINUTES 53 SECONDS EAST, 459.76 FEET TO THE TRUE POINT OF BEGINNING.**

**PARCEL NO. 2:**

**BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;  
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, 1722.64 FEET  
ALONG THE NORTH LINE OF SAID SECTION 18;  
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 642.74 FEET  
TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 36 DEGREES 46 MINUTES 30 SECONDS EAST, 105.00 FEET;  
THENCE SOUTH 61 DEGREES 22 MINUTES 10 SECONDS EAST, 137.00 FEET;  
THENCE SOUTH 71 DEGREES 38 MINUTES 28 SECONDS EAST, 160.00 FEET;  
THENCE SOUTH 62 DEGREES 03 MINUTES 49 SECONDS EAST, 76.00 FEET;  
THENCE SOUTH 37 DEGREES 19 MINUTES 49 SECONDS EAST, 117.00 FEET;  
THENCE SOUTH 01 DEGREE 50 MINUTES 08 SECONDS EAST, 64.00 FEET;  
THENCE SOUTH 17 DEGREES 53 MINUTES 57 SECONDS WEST, 124.00 FEET;  
THENCE SOUTH 31 DEGREES 47 MINUTES 15 SECONDS WEST, 220.00 FEET;  
THENCE SOUTH 10 DEGREES 57 MINUTES 46 SECONDS WEST, 68.00 FEET;  
THENCE SOUTH 00 DEGREES 43 MINUTES 42 SECONDS EAST, 129.00 FEET;  
THENCE NORTH 71 DEGREES 44 MINUTES 17 SECONDS WEST, 131.50 FEET TO  
A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS  
OF 1960.00 FEET TO THE RIGHT;  
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12  
DEGREES 38 MINUTES 46 SECONDS, HAVING AN ARC DISTANCE OF 432.60  
FEET;  
THENCE NORTH 59 DEGREES 05 MINUTES 31 SECONDS WEST, 105.00 FEET;  
THENCE NORTH 23 DEGREES 33 MINUTES 16 SECONDS WEST, 43.01 FEET;  
THENCE NORTH 59 DEGREES 05 MINUTES 31 SECONDS WEST, 121.48 FEET;  
THENCE NORTH 13 DEGREES 10 MINUTES 19 SECONDS WEST, 27.83 FEET TO  
A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL  
POINT OF WHICH BEARS SOUTH 57 DEGREES 00 MINUTES 22 SECONDS EAST,  
2335.00 FEET;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A  
CENTRAL ANGLE OF 15 DEGREES 58 MINUTES 20 SECONDS, HAVING AN ARC  
DISTANCE OF 650.93 FEET TO THE TRUE POINT OF BEGINNING.**

PARCEL NO. 3:

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;  
 THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, 1432.91 FEET  
 ALONG THE NORTH LINE OF SAID SECTION 18;  
 THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 1612.24 FEET  
 TO THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 53 DEGREES 03 MINUTES 30 SECONDS WEST, 68.00 FEET;  
 THENCE SOUTH 33 DEGREES 16 MINUTES 50 SECONDS WEST, 45.00 FEET;  
 THENCE SOUTH 03 DEGREES 22 MINUTES 55 SECONDS WEST, 280.00 FEET;  
 THENCE SOUTH 11 DEGREES 09 MINUTES 31 SECONDS WEST, 80.00 FEET;  
 THENCE SOUTH 51 DEGREES 55 MINUTES 22 SECONDS WEST, 40.00 FEET;  
 THENCE NORTH 85 DEGREES 55 MINUTES 03 SECONDS WEST, 192.00 FEET;  
 THENCE NORTH 60 DEGREES 03 MINUTES 14 SECONDS WEST, 108.00 FEET;  
 THENCE SOUTH 75 DEGREES 36 MINUTES 26 SECONDS WEST, 135.00 FEET;  
 THENCE SOUTH 40 DEGREES 20 MINUTES 00 SECONDS WEST, 74.00 FEET TO  
 A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL  
 POINT OF WHICH BEARS SOUTH 43 DEGREES 31 MINUTES 09 SECONDS WEST,  
 640.00 FEET;  
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A  
 CENTRAL ANGLE OF 26 DEGREES 33 MINUTES 41 SECONDS, HAVING AN ARC  
 DISTANCE OF 296.69 FEET;  
 THENCE NORTH 37 DEGREES 01 MINUTES 05 SECONDS WEST, 41.09 FEET TO  
 A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL  
 POINT OF WHICH BEARS SOUTH 14 DEGREES 05 MINUTES 35 SECONDS WEST,  
 665.00 FEET;  
 THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL  
 ANGLE OF 02 DEGREES 51 MINUTES 53 SECONDS, HAVING AN ARC DISTANCE  
 OF 33.25 FEET;  
 THENCE NORTH 78 DEGREES 46 MINUTES 18 SECONDS WEST, 95.69 FEET;  
 THENCE NORTH 32 DEGREES 51 MINUTES 06 SECONDS WEST, 27.83 FEET TO  
 A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL  
 POINT OF WHICH BEARS SOUTH 76 DEGREES 41 MINUTES 09 SECONDS EAST,  
 A DISTANCE OF 2335.00 FEET;  
 THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL  
 ANGLE OF 15 DEGREES 30 MINUTES 28 SECONDS, HAVING AN ARC DISTANCE  
 OF 632.00 FEET;  
 THENCE NORTH 74 DEGREES 59 MINUTES 16 SECONDS EAST, 27.83 FEET;  
 THENCE SOUTH 59 DEGREES 05 MINUTES 31 SECONDS EAST, 121.48 FEET;  
 THENCE NORTH 85 DEGREES 22 MINUTES 13 SECONDS EAST, 43.01 FEET;  
 THENCE SOUTH 59 DEGREES 05 MINUTES 31 SECONDS EAST, 105.00 FEET TO  
 A POINT MARKING THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS  
 OF 2040.00 FEET TO THE LEFT;  
 THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  
 12 DEGREES 38 MINUTES 46 SECONDS, HAVING AN ARC DISTANCE OF 450.26  
 FEET;  
 THENCE SOUTH 71 DEGREES 44 MINUTES 17 SECONDS EAST, 134.03 FEET TO  
 THE TRUE POINT OF BEGINNING.

**PARCEL NO. 4:**

**BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP -  
2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;  
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, 1417.73 FEET  
ALONG THE NORTH LINE OF SAID SECTION 18;  
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 1617.20 FEET  
TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 71 DEGREES 44 MINUTES 17 SECONDS EAST, 370.53 FEET TO  
A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS  
OF 560.00 FEET TO THE RIGHT;  
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  
62 DEGREES 40 MINUTES 11 SECONDS, HAVING AN ARC DISTANCE OF 612.53  
FEET;  
THENCE SOUTH 73 DEGREES 03 MINUTES 05 SECONDS WEST, 87.00 FEET;  
THENCE NORTH 85 DEGREES 55 MINUTES 11 SECONDS WEST, 443.00 FEET;  
THENCE NORTH 77 DEGREES 23 MINUTES 17 SECONDS WEST, 90.00 FEET;  
THENCE NORTH 66 DEGREES 35 MINUTES 45 SECONDS WEST, 162.00 FEET;  
THENCE NORTH 38 DEGREES 38 MINUTES 06 SECONDS WEST, 80.00 FEET;  
THENCE NORTH 10 DEGREES 30 MINUTES 44 SECONDS EAST, 208.00 FEET;  
THENCE NORTH 02 DEGREES 24 MINUTES 23 SECONDS WEST, 60.00 FEET;  
THENCE NORTH 18 DEGREES 09 MINUTES 01 SECONDS EAST, 150.00 FEET TO  
THE TRUE POINT OF BEGINNING.**

PARCEL NO. 5:

BEING A PORTION OF THE EAST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;  
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, 683.48 FEET,  
ALONG THE NORTH LINE OF SAID SECTION 18;  
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 2199.03 FEET  
TO THE TRUE POINT OF BEGINNING AND TO A POINT MARKING THE BEGINNING  
OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH  
83 DEGREES 25 MINUTES 29 SECONDS WEST, 560.00 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A  
CENTRAL ANGLE OF 98 DEGREES 17 MINUTES 59 SECONDS, HAVING AN ARC  
DISTANCE OF 960.76 FEET;  
THENCE NORTH 01 DEGREE 43 MINUTES 27 SECONDS EAST, 180.00 FEET;  
THENCE NORTH 21 DEGREES 33 MINUTES 26 SECONDS WEST, 79.99 FEET;  
THENCE NORTH 08 DEGREES 19 MINUTES 56 SECONDS WEST, 103.54 FEET;  
THENCE NORTH 22 DEGREES 39 MINUTES 09 SECONDS EAST, 193.29 FEET;  
THENCE NORTH 72 DEGREES 38 MINUTES 35 SECONDS EAST, 67.59 FEET;  
THENCE NORTH 86 DEGREES 36 MINUTES 16 SECONDS EAST, 59.17 FEET;  
THENCE SOUTH 86 DEGREES 02 MINUTES 40 SECONDS EAST, 100.70 FEET;  
THENCE SOUTH 74 DEGREES 50 MINUTES 32 SECONDS EAST, 112.00 FEET;  
THENCE NORTH 75 DEGREES 38 MINUTES 07 SECONDS EAST, 90.00 FEET;  
THENCE NORTH 50 DEGREES 22 MINUTES 04 SECONDS EAST, 103.00 FEET;  
THENCE NORTH 71 DEGREES 14 MINUTES 04 SECONDS EAST, 41.23 FEET TO  
THE TRUE POINT OF BEGINNING.

PARCEL NO. 6:

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP  
2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;  
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, ALONG THE  
NORTH LINE OF SAID SECTION 18, 1924.09 FEET;  
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 2239.49 FEET  
TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 54 DEGREES 27 MINUTES 35 SECONDS EAST, 165.94 FEET;  
THENCE NORTH 78 DEGREES 16 MINUTES 45 SECONDS EAST, 92.18 FEET;  
THENCE SOUTH 87 DEGREES 57 MINUTES 27 SECONDS EAST, 256.14 FEET;  
THENCE SOUTH 61 DEGREES 48 MINUTES 05 SECONDS EAST, 141.46 FEET;  
THENCE SOUTH 21 DEGREES 50 MINUTES 19 SECONDS EAST, 69.54 FEET;  
THENCE SOUTH 19 DEGREES 35 MINUTES 37 SECONDS WEST, 158.94 FEET;  
THENCE SOUTH 39 DEGREES 01 MINUTE 21 SECONDS WEST, 79.08 FEET;  
THENCE SOUTH 59 DEGREES 29 MINUTES 11 SECONDS WEST, 97.31 FEET;  
THENCE SOUTH 40 DEGREES 02 MINUTES 56 SECONDS WEST, 115.68 FEET;  
THENCE NORTH 68 DEGREES 35 MINUTES 04 SECONDS WEST, 114.66 FEET;  
THENCE SOUTH 54 DEGREES 00 MINUTES 03 SECONDS WEST, 40.00 FEET TO  
A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL  
POINT OF WHICH BEARS NORTH 54 DEGREES 00 MINUTES 03 SECONDS EAST,  
560.00 FEET;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A  
CENTRAL ANGLE OF 03 DEGREES 06 MINUTES 02 SECONDS, HAVING AN ARC  
DISTANCE OF 30.30 FEET;  
THENCE NORTH 32 DEGREES 53 MINUTES 55 SECONDS WEST, 394.37 FEET  
TO THE POINT OF BEGINNING.

**PARCEL NO. 7:**

**BEING A PORTION OF THE EAST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18;  
THENCE NORTH 89 DEGREES 50 MINUTES 56 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, 222.89 FEET;  
THENCE NORTH 00 DEGREES 09 MINUTES 04 SECONDS WEST, 2651.34 FEET, TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 04 DEGREES 08 MINUTES 15 SECONDS WEST, 75.09 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 2335.00 FEET TO THE RIGHT;  
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 16 MINUTES 48 SECONDS, HAVING AN ARC DISTANCE OF 541.20 FEET;  
THENCE NORTH 55 DEGREES 18 MINUTES 29 SECONDS EAST, 27.83 FEET;  
THENCE SOUTH 78 DEGREES 46 MINUTES 18 SECONDS EAST, 95.69 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 535.00 FEET TO THE RIGHT;  
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 51 MINUTES 53 SECONDS, HAVING AN ARC DISTANCE OF 26.75 FEET;  
THENCE NORTH 63 DEGREES 07 MINUTES 40 SECONDS EAST, 37.07 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 16 DEGREES 57 MINUTES 28 SECONDS WEST, 560.00 FEET;  
THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40 DEGREES 08 MINUTES 37 SECONDS, HAVING AN ARC DISTANCE OF 392.36 FEET;  
THENCE SOUTH 32 DEGREES 53 MINUTES 55 SECONDS EAST, 425.26 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 640.00 FEET TO THE LEFT;  
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 43 MINUTES 57 SECONDS, HAVING AN ARC DISTANCE OF 41.69 FEET;  
THENCE NORTH 89 DEGREES 58 MINUTES 31 SECONDS WEST, 755.67 FEET TO THE POINT OF BEGINNING.**

**Parcel No. 3 (Revised Parcel 4 at Ocotillo):**

That portion of the North half of Section 18, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the North quarter corner of said Section 18;

Thence South 89 degrees 50 minutes 51 seconds East (assumed bearing), along the North line of said Section 18, 848.18 feet;

Thence South 00 degrees 09 minutes 09 seconds West, 506.19 feet to the point of beginning;

Thence South 05 degrees 13 minutes 07 seconds West, 28.61 feet to a point marking the beginning of a non-tangent curve, the central point of which bears South 40 degrees 40 minutes 18 seconds East, 2465.00 feet;

Thence along the arc of said curve, through a central angle of 36 degrees 07 minutes 27 seconds, an arc distance of 1554.15 feet;

Thence South 57 degrees 06 minutes 00 seconds West, 28.71 feet;

Thence North 78 degrees 46 minutes 18 seconds West, 270.56 feet to a point marking the beginning of a tangent curve to the right, having a radius of 1185.00;

Thence along the arc of said curve, through a central angle of 12 degrees 20 minutes 48 seconds, an arc distance of 255.36 feet;

Thence North 21 degrees 45 minutes 28 seconds East, 230.00 feet;

Thence North 43 degrees 35 minutes 26 seconds East, 64.76 feet;

Thence North 05 degrees 41 minutes 22 seconds West, 121.02 feet;

Thence North 18 degrees 46 minutes 04 seconds East, 36.56 feet;

Thence North 43 degrees 23 minutes 20 seconds East, 123.23 feet;

Thence North 27 degrees 08 minutes 27 seconds East, 89.00 feet;

Thence North 21 degrees 18 minutes 04 seconds East, 245.68 feet;

Thence North 39 degrees 38 minutes 57 seconds East, 117.15 feet;

Thence North 58 degrees 30 minutes 45 seconds East, 423.98 feet;

Thence North 77 degrees 04 minutes 33 seconds East, 155.59 feet;

Thence North 87 degrees 40 minutes 15 seconds East, 121.80 feet;

Thence South 08 degrees 20 minutes 31 seconds East, 38.25 feet;

Thence South 49 degrees 58 minutes 31 seconds East, 104.82 feet;

Thence North 46 degrees 52 minutes 59 seconds East, 224.65 feet;

Thence North 70 degrees 34 minutes 27 seconds East, 26.50 feet to the point of beginning.

**ORDINANCE NO. 4719**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PAD AMENDED TO ELIMINATE A ZONING CONDITION REQUIRING 'FOR-SALE' MULTI-FAMILY UNITS INCLUDING A MID-RISE OVERLAY FOR BUILDINGS UP TO 57-FEET IN HEIGHT ON A PORTION OF BUILDINGS ADJACENT TO WATER'S EDGE IN CASE DVR16-0008 (ARISTA AT OCOUILLO) 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 Planned Area Development (PAD) to PAD Amended to eliminate a zoning condition requiring 'for-sale' multi-family units, and Mid-Rise Overlay for building heights up to 57 feet on a portion of buildings adjacent to water's edge, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Arista at Ocotillo" and kept on file in the City of Chandler Planning Division, in File No. DVR16-0008, modified by such conditions included at the time the Booklet was approved by

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the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

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. 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.
8. Maximum building height shall be limited to 57 feet.

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

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

~~INTRODUCED AND TENTATIVELY APPROVED~~ by the City Council of the City of Chandler, Maricopa County, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this \_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4719 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2016, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



PUBLISHED:

THE WATERS AT OCOTILLO – PARCEL 8

LEGAL DESCRIPTION

LOTS 2 AND 3, OF THE WATERS AT OCOTILLO - PARCEL 8, ACCORDING TO  
BOOK 1037 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA.

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