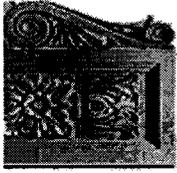


Add info # 12/# 49

FEB 22 2007



Susan Bonville/COC  
02/22/2007 11:10 AM

To Bob Weworski/COC@ci.chandler.az.us, CityClerkDivision  
cc  
bcc  
Subject Fw: Downtown Ocotillo & The Waters at Ocotillo

----- Forwarded by Susan Bonville/COC on 02/22/2007 11:10 AM -----



ksschultzie@aol.com  
02/22/2007 09:49 AM

To Mayor&Council@chandleraz.gov  
cc  
Subject Downtown Ocotillo & The Waters at Ocotillo

Mayor & Council,

I am unable to attend tonight's Council meeting and as an Ocotillo resident would like to express my support for both Downtown Ocotillo and The Waters at Ocotillo. These two high quality developments will be a welcome addition to Ocotillo. A high quality destination style mixed use community will continue to enhance the image and value of our community. We can't wait.

Thank you,

Karen Schultz-Soltysik  
4583 S. Wildflower Pl.  
Chandler, AZ 85248

---

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Add info # 49

FEB 22 2007

Melanie Sala-Friedrichs/COC  
02/21/2007 02:39 PM

To Bob Weworski/COC@ci.chandler.az.us, CityClerkDivision  
cc  
bcc  
Subject Fw: Opposition to Parcel # 4 Multifamily

This item relates to the Waters at Ocotillo on Action.

----- Forwarded by Melanie Sala-Friedrichs/COC on 02/21/2007 02:39 PM -----



"Kathleen Rollins"  
<krollins16@cox.net>  
02/21/2007 02:04 PM

To <Mayor&Council@chandleraz.gov>  
cc  
Subject Opposition to Parcel # 4 Multifamily

Dear Mayor and Council members,

I am very disappointed that Parcel #4 in the plan will be three story multifamily units. When this new project was first proposed, I perhaps misunderstood that the homes being built there were going to be a gated community of single family homes. It appears parcel #4, which is directly behind my home, was not to be included in that plan. Additionally, the project only brings 41 single family homes to this area.

Our quiet community of Harbor Club is an older established one, where the homeowners have a great deal of pride in ownership. We spend our time playing in the parks with our children, as well as walking/biking around the neighborhood, (it's a perfect 4 mile walk).

I do understand that higher density will create more tax revenue, however the multifamily units will bring temporary tenants rather than homeowners that wish to participate in our community. It will also bring in a higher traffic pattern, an increase in accidents and a greater risk to those that enjoy the walks with our dogs or biking. The increase in population will also affect our air quality with the addition of 779+ more cars. The purpose of zoning is to promote the health, safety and welfare of the community.

Every evening, I enjoy the peaceful surroundings and the sunset while watching the migration of the water fowl in these lakes. Yes, the lakes are manmade and yes, we knew something would be developed here, but we were also hoping the original plan of office buildings similar to the ones on the other side of the lake would be coming in and single family homes that would attract new homeowners who would also enjoy the amenities in this community. With the future 3 story buildings, the view of the sunset will not be enjoyed by a homeowner... a tenant will get to enjoy it instead.

If multifamily is a must and my plea is too little, too late or falling on deaf ears, I would encourage that a compromise be reached to reduce these dwellings to two story rather than three to prevent them from towering over our backyards or increasing the noise over the fences.

And lastly, the blue herons are also residents here as they do not migrate, so I worry about them as well during the construction process. Were you fortunate to see the flock of pelicans that visited us two summers ago? They stopped in again on their migration path this year.

Thank you for your time and consideration.  
Respectfully,  
Kathleen Rollins



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

**#49**  
**FEB 22 2007**

**MEMORANDUM**

**Planning and Development – CC Memo No. 07-031a**

**DATE:** February 12, 2007

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER  
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR  
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR

**FROM:** BOB WEWORSKI, PRINCIPAL PLANNER

**SUBJECT:** AP06-0006/DVR06-0052/PPT06-0042-PPT06-0049 THE WATERS AT OCOTILLO  
Adoption of Resolution No. 4045  
Introduction and Tentative Adoption of Ordinance No. 3890

**Request:** Request Area Plan amendment from employment and commercial land uses to commercial, single-family, and multi-family residential land uses. Request rezoning from Planned Area Development (PAD) to PAD Amended for a commercial retail, office, single-family, and multi-family residential development along with Preliminary Development Plan (PDP) and Preliminary Plat approval.

**Location:** South of the southeast corner of Dobson and Queen Creek Roads

**Project Info:** Approximately 74 acres

**Applicant:** Gilbane Development Company

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Commission and Staff recommend approval subject to conditions.

**BACKGROUND**

The application requests an Area Plan amendment, rezoning, and Preliminary Development Plan (PDP) approval for a commercial retail, office, single-family, and multi-family residential development. The Area Plan amendment changes the land use designation within particular

parcels from commercial and employment land uses to commercial, single-family, and multi-family residential land uses. The rezoning amends the existing Planned Area Development (PAD) zoning for commercial, employment, and multi-family uses to PAD Amended for commercial retail, office, single-family, and multi-family residential development.

The subject site encompasses approximately 74 acres of vacant property that is part of the Ocotillo master planned development. An existing waterway extends throughout, dividing the site into separate parcels. The site is generally located near the intersection of Price Road and Dobson Road. It is bordered on the east by Market Place, on the west by Price Road, and on the north by existing apartments and the proposed Downtown Ocotillo commercial, hotel, and residential development. Southwest of the site, across Price Road, is the Orbital Sciences campus and northwest of the site is a park and Aquila at Ocotillo office development.

The Waters at Ocotillo is proposed as a mixed use development incorporating a variety of residential housing opportunities with amenities, commercial retail and office employment uses, and extensive landscape and pedestrian outdoor spaces. A phasing plan of the corresponding parcels is contained within the development booklet.

#### **AREA PLAN AMENDMENT**

The Ocotillo area was one of the first large-scale master planned developments in Chandler. An Area Plan was established in 1983 throughout 2,700 acres of South Chandler. A mix of land uses were distributed in a balanced approach that included commercial, employment, and residential uses, an open space system of lakes, and 27-hole golf course. The portion of the Area Plan that encompassed the subject site included employment use along the west parcel at Dobson Road and commercial use on the balance of the property. PAD zoning was established for the subject property in 1985 as part of the 1,077-acre Ocotillo Phase I plan.

The Area Plan amendment seeks to change approximately 74 acres of land from commercial and employment land uses to commercial, single-family, and multi-family residential land uses. Approximately 10.6 acres will be for 41 single-family detached homes, 48 acres for 300 townhome style condominium units (units with private garages) and 480 condominium flat style units (units with shared parking garage), a 2.5-acre community center, and 12.5-acre commercial retail and office development.

The original 1983 Ocotillo Area Plan envisioned a total of 8,130 residential units that included multi-family and single-family residential designations. In response to a change in residential market demands over the years, many of the originally planned multi-family parcels have been developed as single-family residential subdivisions, thus reducing the residential units. The number of residential units with the inclusion of the Waters at Ocotillo and Downtown Ocotillo developments will be 5,495 units total. That results in approximately 2,635 fewer units than originally zoned.

The amendment will provide for a mix of uses on the site and adjacent Downtown Ocotillo parcels that is less intensive than the predominately commercial and employment uses currently allowed. Reducing the total area of commercial and employment will reduce the overall traffic and provide a better integration with the adjacent single-family residential developments.

### **DEVELOPMENT PROPOSAL**

The application requests rezoning from Planned Area Development (PAD) to PAD amended for retail, office, single-family, and multi-family residential development along with Preliminary Development Plan (PDP) approval. The parcels east of Dobson Road are zoned for commercial uses. Parcel 8, located west of Dobson Road and north of Price Road, is zoned for employment. The PDP includes the site layout, landscaping, grading and drainage, building architecture, and sign package for all parcels (Parcel map attached).

The proposed single-family residential developments are located at parcels 5 and 6 along the south Marketplace loop. The single-family subdivisions will have gated entries with buildings arranged on a site of shared common open space without private yards. They will be subdivided under a condominium form of ownership. Parcel 5 will have 24 units with houses configured around a circular drive. Parcel 6 will have 17 units arranged around a cluster of three separate drive courts. The housing product ranges between 2,945 s.f. and 3,527 s.f. and will feature one single-story plan and three two-story plans. The plans offer basement options.

The multi-family parcels are comprised of either “garage court” or “condominium flat” housing types. The garage court developments are located within parcels 1, 4, and portions of parcels 2 and 3. The garage court development are townhome style condominiums that have individual two-car garages for each unit and are predominately two-story in height, with some one and three-story elements. The units range in size between 1,400 to 2,100 s.f. The condominium flat developments are located within portions of parcels, 2, 3, and 8. These are court entrance condominiums with subterranean parking under each building, putting all cars for the residents underground. Visitor parking will be at surface level. The buildings are predominately three-story in height with elevator access, ranging in unit size between 1,000 and 2,300 s.f. A community/sales center is located within parcel 3 and includes a pool, fitness center, spa, and children’s play areas for all of the development’s residents. Parcel 8 features a smaller pool with covered cabanas, changing rooms/restrooms, and views to the lake and adjacent hotel.

Commercial office development is proposed at the southeast and northwest corner of Price and Dobson Roads. The northwest corner development (parcel 8) will feature for-lease, multi-tenant Class “A” office space. A two level parking deck incorporates a landscape planter to screen the second level parking area and metal, cantilevered sunshade canopy for the adjacent surface parking. The southeast corner (parcel 7) will feature for-sale or for-lease office condominiums and a combination of retail and office uses at the intersection corner building.

A variety of site amenity features and enhanced landscaping are provided throughout the site that reinforces the pedestrian friendly environment. These site features include vehicle and pedestrian bridges, pedestrian gates, specialty textured paving treatments, plazas, open space areas, water fountains, pavilions, and colonnade and trellis covered walkways. The landscape design features a lush oasis theme that is appropriate for the Ocotillo location. Staff is adding a stipulation that requires the street landscaping to be in conformance with Commercial Design Standards for plant sizes and spacing.

The Santa Barbara building architectural style is utilized on all buildings throughout, with the exception of the office building at parcel 8. The distinctive exterior features include red clay tile roofing, deep recessed window openings, and smooth stucco walls. Other adornments include ceramic tile, stone accents, and ornate columns. The residential buildings include a variety of rooflines and features, decorative garage doors, balconies, arched openings and windows, and decorative accents. The retail and office buildings incorporate colonnades and vine-covered trellises for pedestrian circulation.

Parcel 8 office building architecture is proposed as a contemporary building design that includes a glass-clad façade. The glass façade along Price Road is curved to produce a “wave effect” that will add visual interest. The applicant believes that the contemporary design is more appropriate than a Santa Barbara building architectural style due to the Class “A” type tenant spaces planned and its proximity to the South Price Road corridor businesses. Staff believes that the glass building is appropriate as long as there are significant site amenity features incorporated along the streetscape that take the emphasis off of the building. Staff is recommending a stipulation that requires additional Date Palm trees and a pedestrian colonnade that extends along the entire building frontage at Price and Dobson Roads.

A comprehensive sign package is included for all monument and building signs. The main monument signs, located at the intersection of Dobson Road and Market Place, incorporate the Ocotillo logo and a waterfall feature that reinforces the Waters name. The residential entry monuments are understated in their appearance to better integrate with the surrounding landscape and incorporate landscape planters. The parcel 7 retail/office development includes three 8’ tall commercial freestanding monument signs with two tenant panels each. Staff recommends that the monument signs include reverse pan channel letters with halo illumination. The parcel 8 office monument signs are 6’ high and have aluminum reverse pan channel letters.

### **DISCUSSION**

Staff recommends approval of the application, finding the proposed development to be a high quality contribution to the Ocotillo community area. This development, along with the Downtown Ocotillo development, completes the vision for a fully integrated master planned community. The proposed land use change from employment and commercial to predominately residential is appropriate for the area and provides a better integration with the adjacent residential developments.

The development offers a wide variety of landscape and pedestrian amenity features that exceed quality standards. The existing waterway that winds its way throughout the development is fully utilized by creating individual residential “villages” that orient themselves to this open space. The lush landscaping and extensive amenity features produce an inviting oasis and resort feeling. The Santa Barbara style of architecture establishes a strong and unique theme throughout that reinforces the concept of a high quality outdoor living environment.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code. Public hearing notices were sent to all property owners within a ¼ mile radius and registered neighborhood associations within ½ mile.

- An open house meeting was held on September 12, 2006 at the Ocotillo Golf Course clubhouse, with approximately 50 people in attendance.
- The Ocotillo Design Review Board has reviewed the proposed development and is in support of the application.
- Staff has received about 10 telephone calls inquiring about the application. Many residents were interested in getting information about the application and were satisfied with what was being proposed. One neighbor verified that the pedestrian bridges provided enough clearance at the lake for recreational boats.
- Some neighbors from the nearby Peninsula neighborhood are opposed to the multi-family condominium development for Parcel 4, which is located at the northeast portion of the Market Place inner loop. They believe that the multi-family development is too intense and out of character for the area. They would support single-family development instead that is similar in density to the subdivisions proposed for Parcels 5 and 6.

### **COMMISSION VOTE REPORT**

Motion to approve. In Favor: 6 Opposed: 0 Absent: 1 (Anderson)

Planning Commission was impressed by the high quality and extensive detail level that was proposed for the development. Some neighbors from the adjacent Peninsula and Harbor Club subdivisions were opposed to particular condominium subdivisions (Parcels 1 and 4 – parcel map attached). The neighbor opposed to Parcel 1 was expecting offices instead of multi-family residential development. Neighbors opposed to the Parcel 4 condominiums stated they preferred single-family development instead.

Concerns were raised about the building heights. The condominium units discussed by the neighbors for Parcels 1 and 4 are the garage court type units that are predominately two stories in height at approximately 25' tall with some single story elements and also three-story elements that extend to about 34' tall (building streetscape rendering attached). A site plan for the garage court buildings for Parcels 1 and 4 was presented to illustrate the distribution of the building stories along Market Place and Jacaranda Parkway (attached). The applicant responded that the condominiums would be unique and high quality and would not negatively impact the adjacent neighborhoods. Also, it was explained that the Parcel 4 grade level was approximately 7 feet below the adjacent Market Place street grade so that the building heights would be suppressed from street view.

A stipulation was added to clarify that the condominium development would be “for sale only” units. It was also noted that a school donation agreement had been completed with the Chandler Unified School District.

### **RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the Area Plan Amendment, Rezoning, and Preliminary Development Plan (PDP) 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.

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition:

1. Approval by the City Engineer and Director of Planning and Development with regard to the details of all submittals required by code or condition.

#### **PROPOSED MOTIONS**

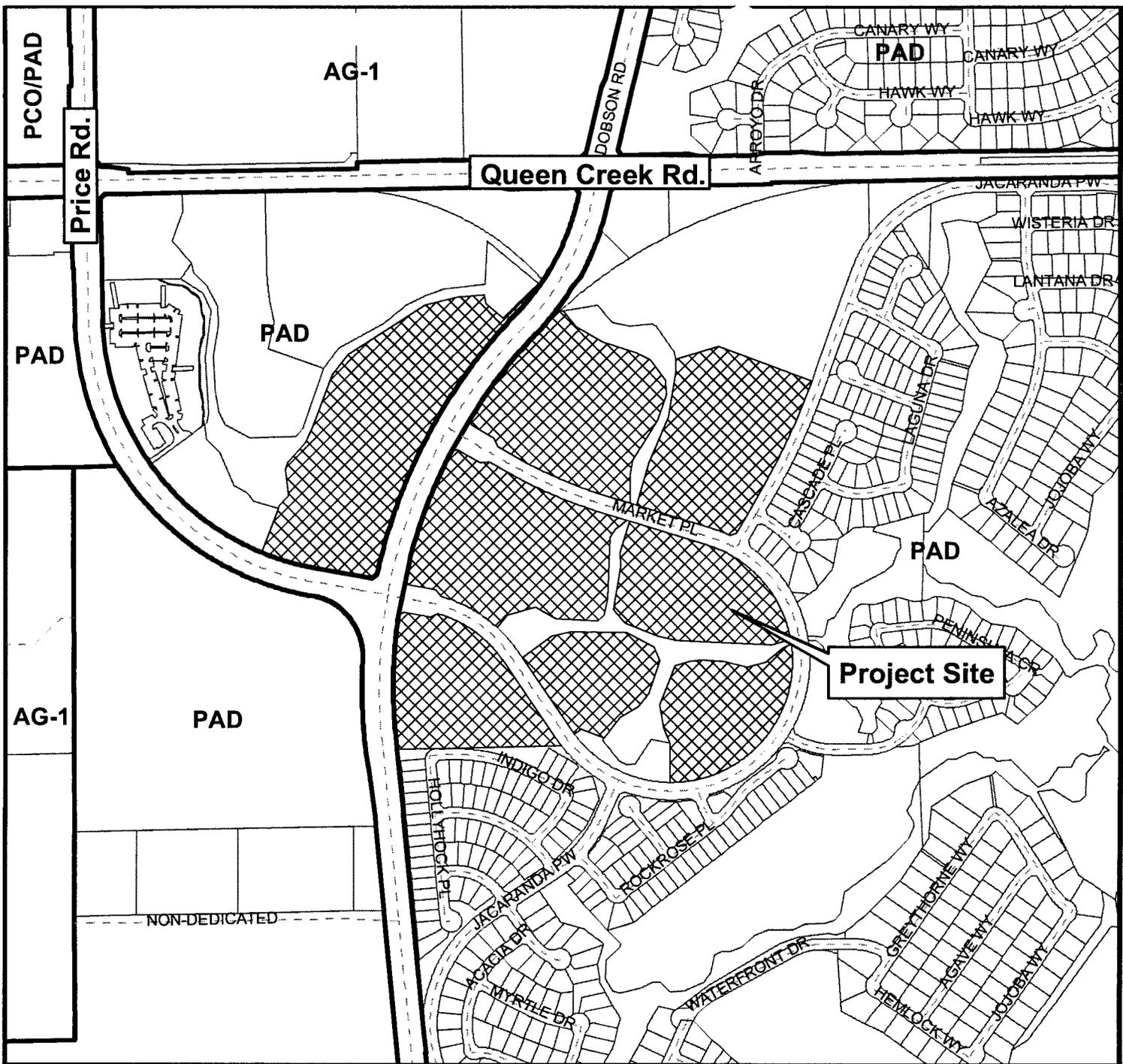
Move to adopt Resolution No. 4045, approving Area Plan Amendment AP06-0006 THE WATERS AT OCOTILLO, per Planning Commission and Staff recommendation.

Move to introduce and tentatively adopt Ordinance No. 3890, approving DVR06-0052 THE WATERS AT OCOTILLO Rezoning and Preliminary Development Plan request, subject to the conditions recommended by Planning Commission and Staff.

Move to approve Preliminary Plat request PPT06-0042 through PPT06-0049 THE WATERS AT OCOTILLO, per Planning Commission and Staff recommendation.

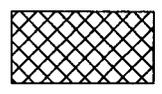
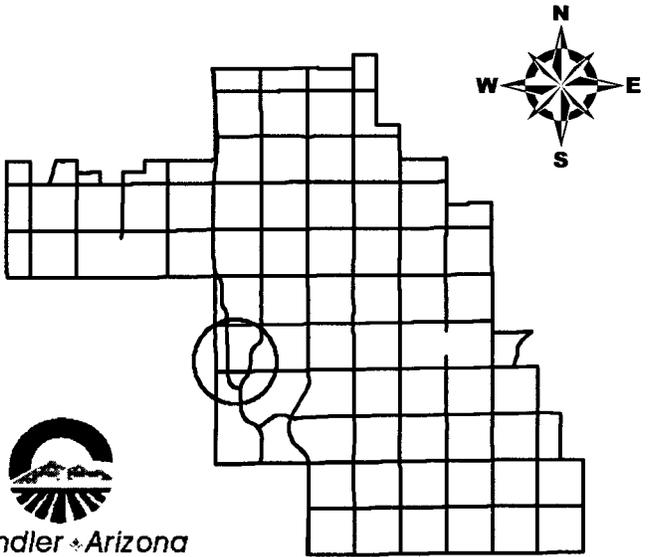
#### **Attachments**

1. Vicinity Map
2. Ocotillo Area Plan
3. Amended Area Plan
4. Site Plan
5. Parcel Map
6. Building Massing Site Plan
7. Building Perspective Renderings
8. Building Elevations
9. Neighborhood letters
10. Development Booklet, Exhibit 'A'
11. Adoption of Resolution No. 4045
12. Introduction of Ordinance No. 3890



**Project Site**

### Vicinity Map



**DVR06-0052**

**The Waters at Ocotillo**



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Where Values Make The Difference



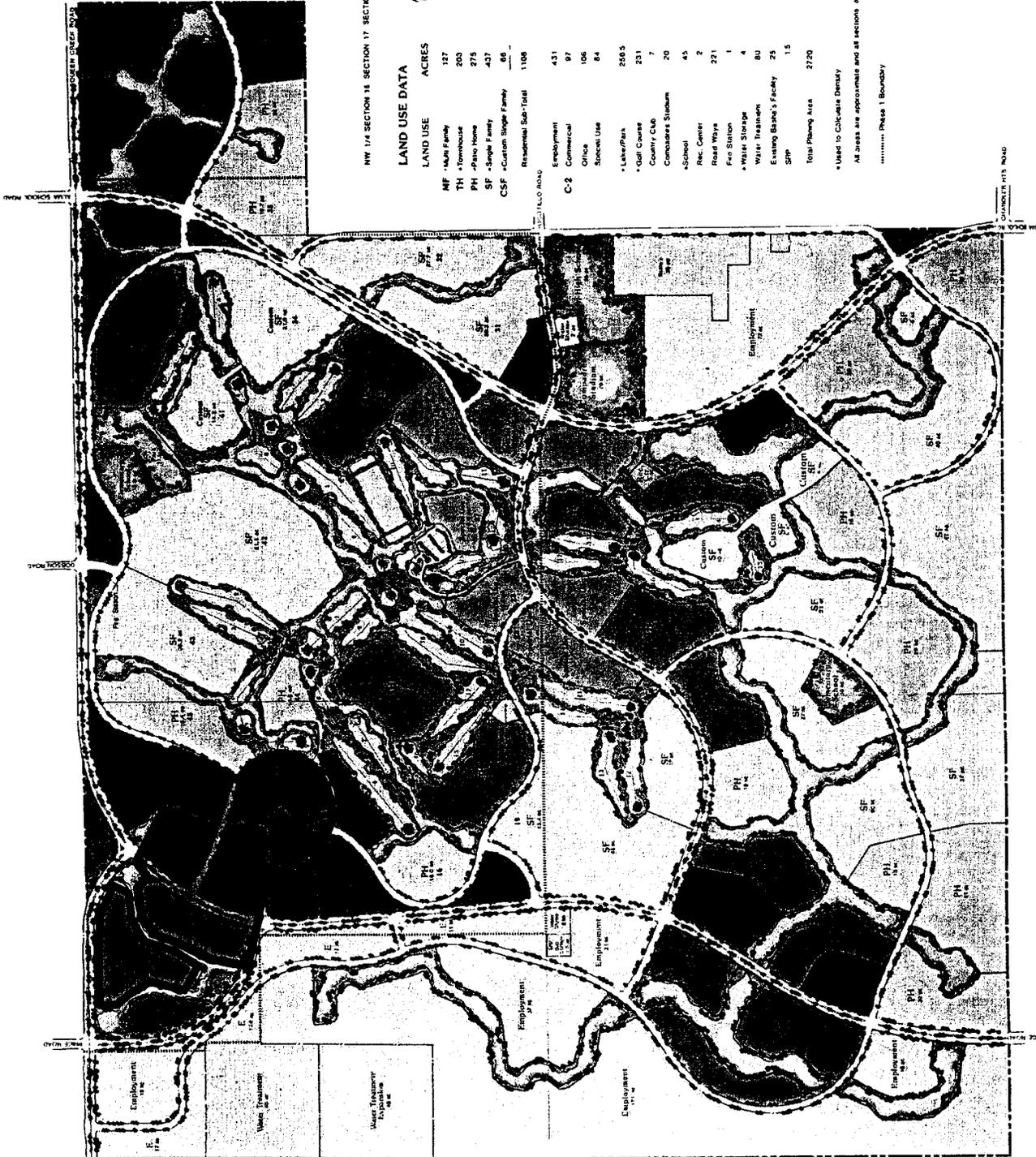
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NW 1/4 SECTION 18 SECTION 17 SECTION 18 SECTION 19, and SECTION 20

LAND USE	ACRES	AVERAGE DENSITY	UNITS
MF *Multi Family	127	18.0 dw/AC	2288
TH *Townhouse	203	13.0 dw/AC	2639
PH *Patio Home	275	5.5 dw/AC	1512
SP *Single Family	437	3.5 dw/AC	1529
CSF *Custom Single Family	56	2.5 dw/AC	164
Residential Sub-Total	1108	4.9 dw/AC	8130
Employment	431		
C-2 Commercial	97		
Office	106		
Special Use	84		
*LeverPark	2565		
*Golf Course	231		
Country Club	7		
Complax Stadium	20		
*School	45		
Rec. Center	2		
Road Ways	221		
Fire Station	1		
*Water Storage	4		
Water Treatment	80		
Existing Bunk's Facility	25		
SFP	15		
Total Planning Area	2720		

\* Used to Calculate Density  
All areas are approximate and all sections assumed to contain 640 acres

----- Phase 1 Boundary





THE WATERS  
AT OCOTILLO



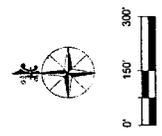
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AMENDED  
AREA PLAN

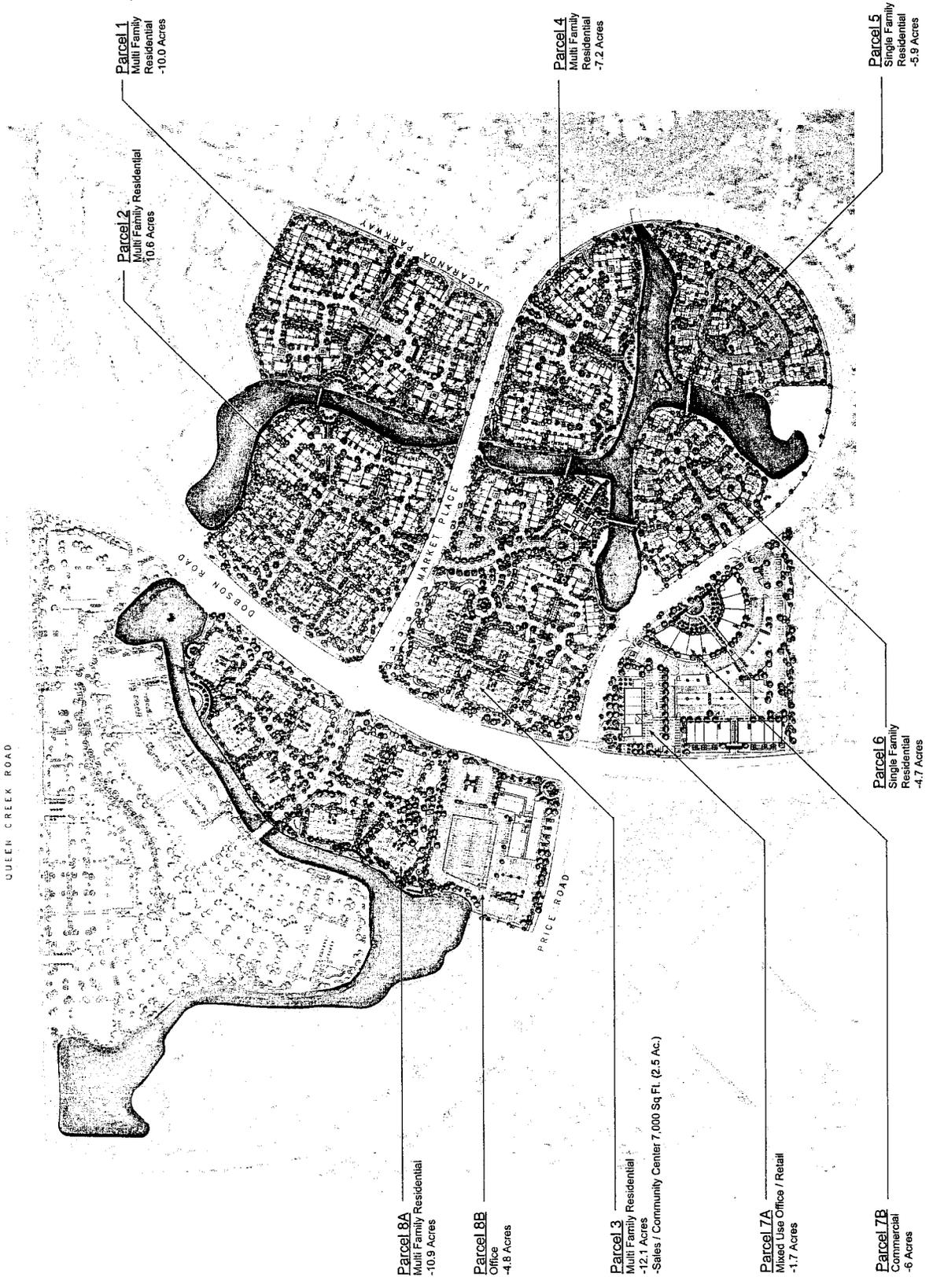




**THE WATERS  
AT OCOTILLO**

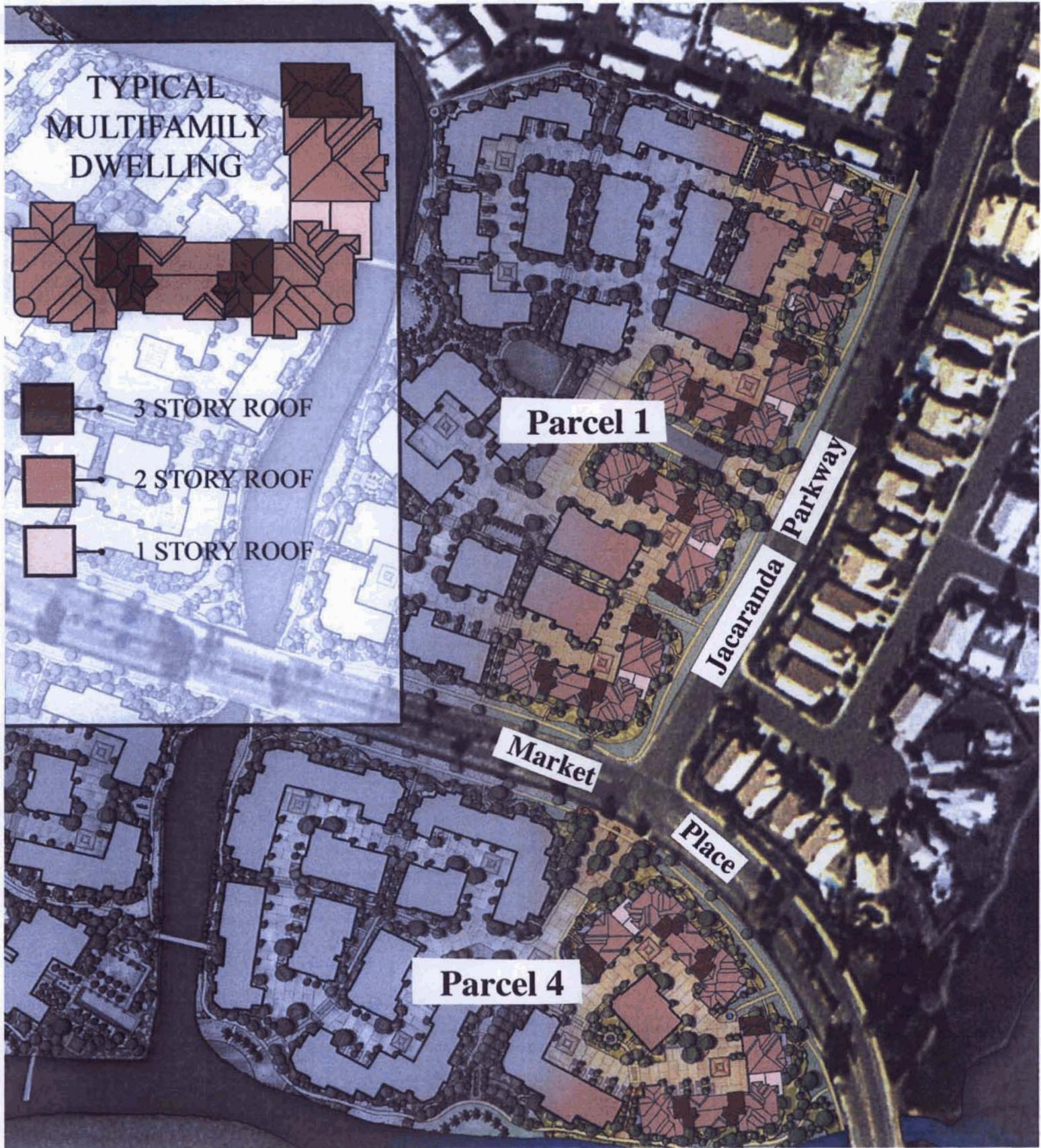


**DEVELOPMENT  
PLAN  
PARCELS 1-8**





**Parcel Map**



**Building Massing Site Plan**



1 | FRONT ELEVATION

SCALE 1/8" = 1'-0"



2 | SIDE ELEVATION

SCALE 1/8" = 1'-0"



3 | REAR ELEVATION

SCALE 1/8" = 1'-0"



4 | SIDE ELEVATION

SCALE 1/8" = 1'-0"

## Residential 3 Single-Family Style Homes



## **Residential 2**

**Garage Court Style Units**



## **Residential 1**

**Condo Flat Style Units**



THE WATERS  
AT OCOTILLO



PARCEL #5  
&  
PARCEL #6





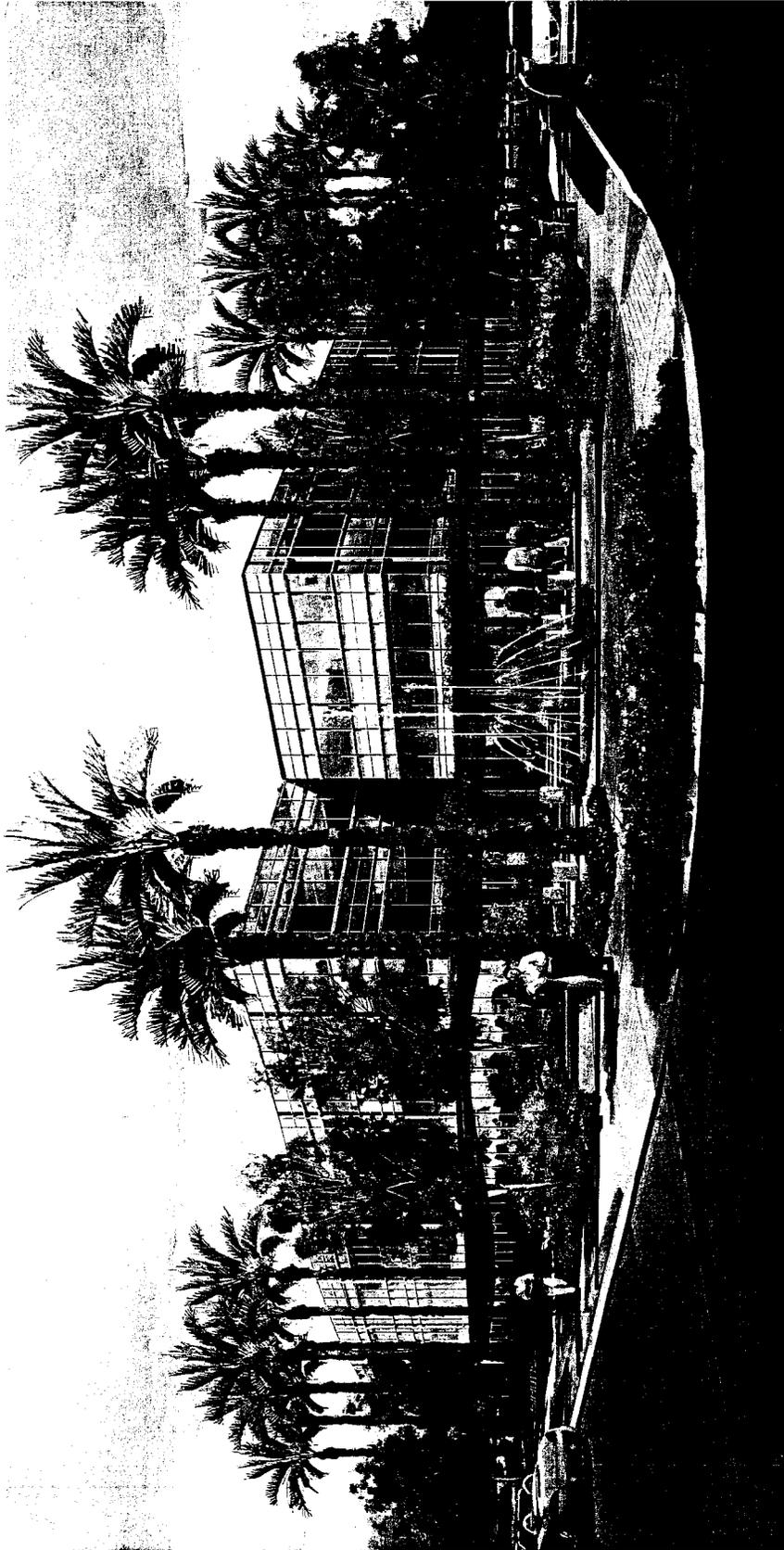
THE WATERS  
AT OCOTILLO



Parcel 8  
Across Water  
to Pool and  
Condominiums



THE WATERS  
AT OCOTILLO



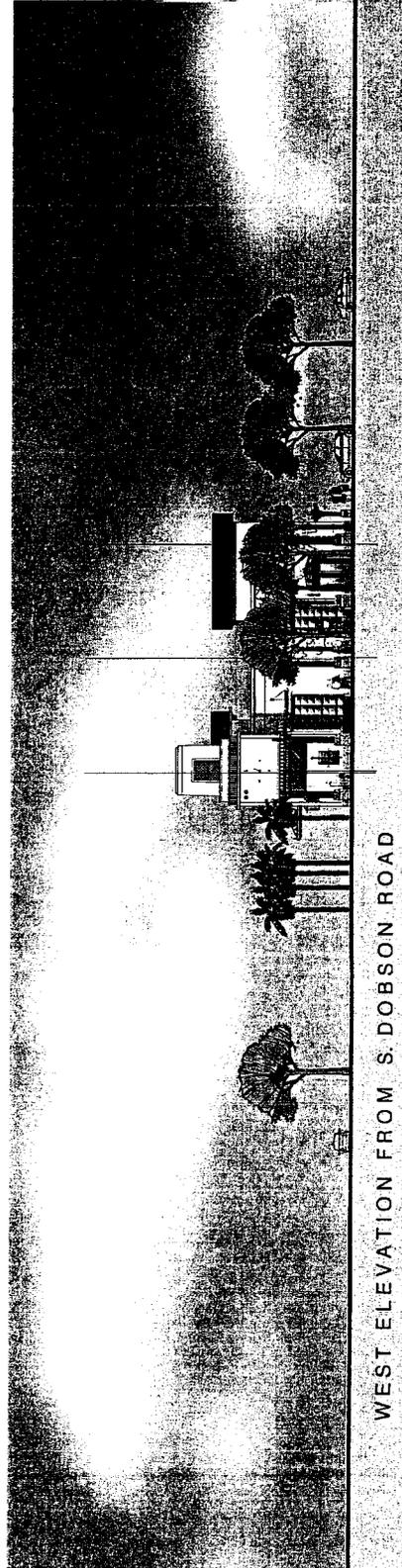
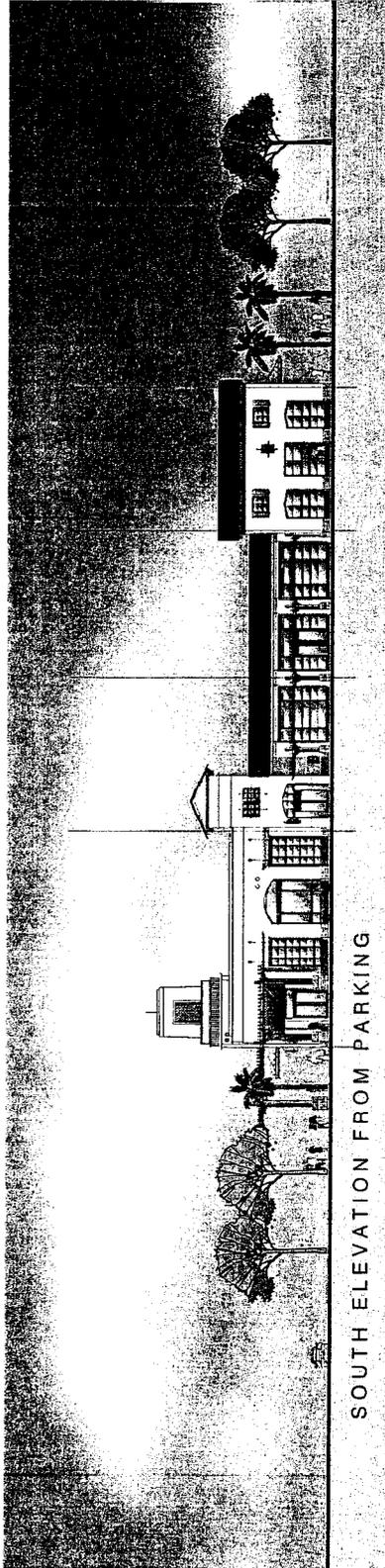
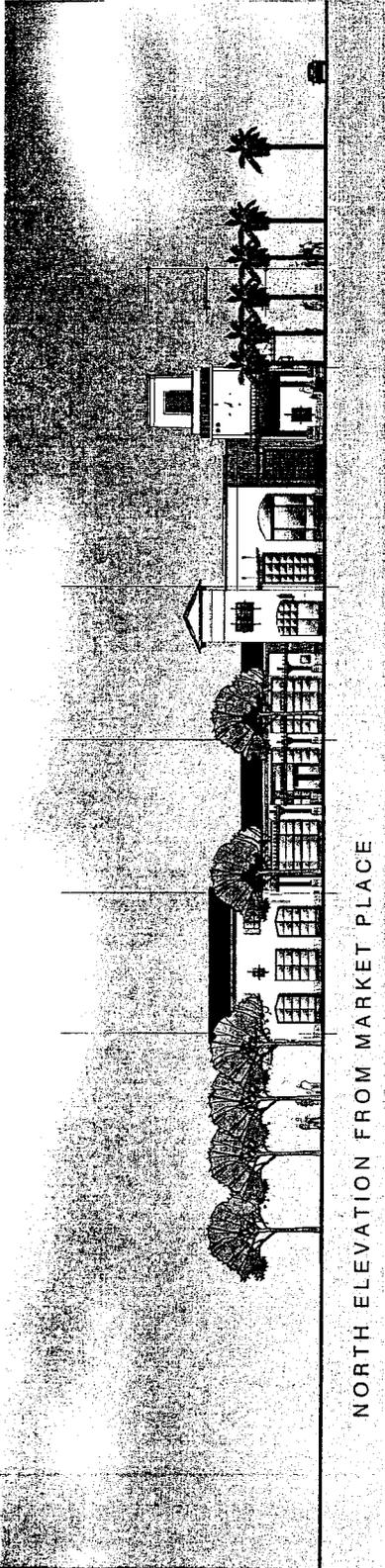
Parcel 8  
Multi Tenant Office  
Corner of Price  
and Dobson



THE WATERS  
AT OCOTILLO



OFFICE/RETAIL  
PARCEL 7A

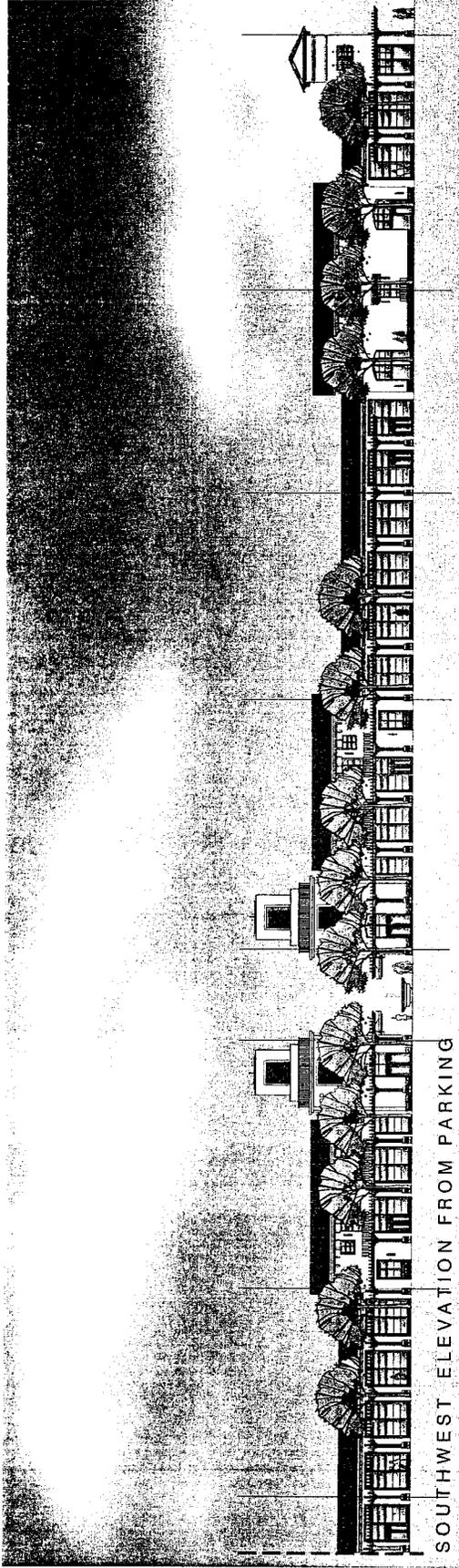




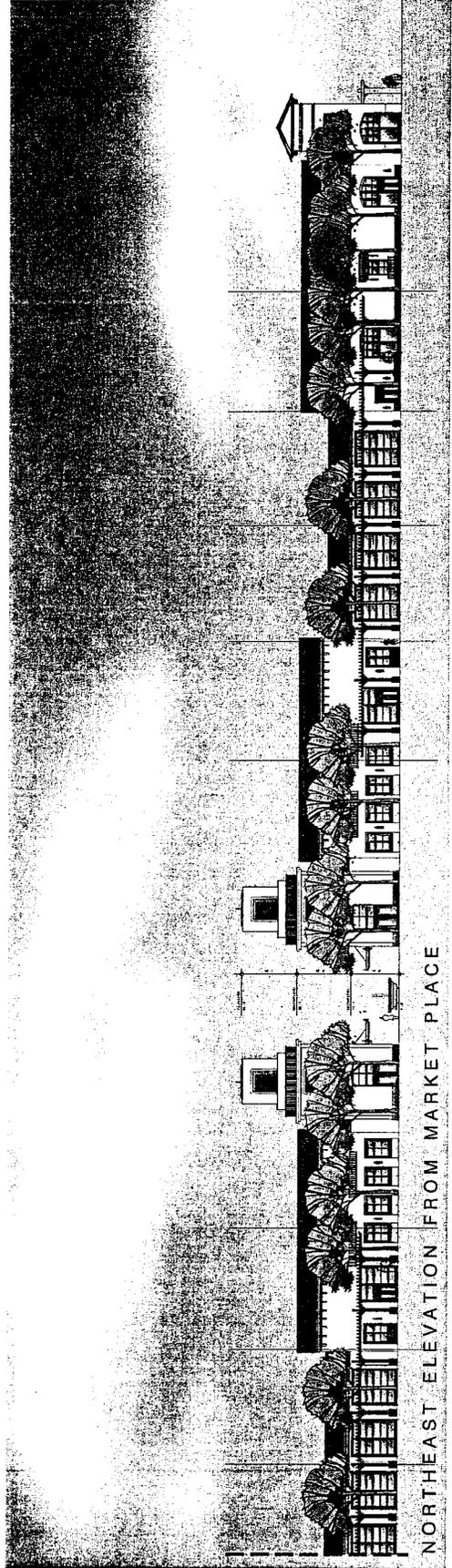
THE WATERS  
AT OCOTILLO



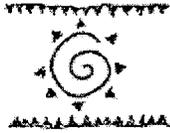
OFFICE/CONDO  
PARCEL 7B



SOUTHWEST ELEVATION FROM PARKING



NORTHEAST ELEVATION FROM MARKET PLACE



Doug Ballard/COC  
02/06/2007 04:14 PM

To Bob Weworski/COC@ci.chandler.az.us  
cc  
bcc  
Subject Fw: Opposition to multi-family housing approval in Ocotillo neighborhood...

Bob,

Please review and give the author a call to explain the project. If you think it appropriate, have the applicant get with him also. He may not understand the nature of the project.

Thx.

----- Forwarded by Doug Ballard/COC on 02/06/2007 04:12 PM -----



"Mitch Stones"  
<Mitch.Stones@synopsys.com>  
02/06/2007 04:01 PM

To <doug.ballard@chandleraz.gov>  
cc  
Subject Opposition to multi-family housing approval in Ocotillo neighborhood...

Hello Mr. Ballard-

I understand the City of Chandler is considering re-zoning the parcel of land surrounded by E. Market Pl in the Ocotillo area to multi-housing. I want to express my opposition to this decision. This area represents a pass through for many hundreds of Ocotillo resident walkers and joggers - including many children. The additional of multi-family housing not only will lower our property value in this area - but more importantly, would create a very busy and unsafe condition for the many that have lived in this area for as many as 20 years. I'm also concerned that our already strapped public schools with relative large class sizes will be impacted in a negative way - again effectively lowering our children's ability to get quality education and our home values.

I urge you and those at liberty to make the judgment to consider the negative influence and repercussions of re-zoning to mutli-family housing. Please consider that this were your neighborhood. I know I speak on behalf of the hundreds of Ocotillo residents that have enjoyed the Jacaranda loop and this area as a way to exercise and enjoy our wonderful neighborhood. Have it zoned as for business or even single family would be much better for the area.

My family and I have been Chandler residents for 14 yrs and residents of Ocotillo for 6yrs. I welcome your response and thanks in advance for your time.

Mitch Stones  
3673 S Agave Way  
Chandler, AZ 85248  
602-524-9392



Doug Ballard/COC  
02/07/2007 01:39 PM

To Bob Weworski/COC@ci.chandler.az.us  
cc  
bcc  
Subject Fw: Ocotillo - Parcel 4

----- Forwarded by Doug Ballard/COC on 02/07/2007 01:39 PM -----



"Filiere, Mitch:"  
<mfiliere@CircleK.com>  
02/07/2007 12:59 PM

To doug.ballard@ci.chandler.az.us  
cc  
Subject Ocotillo - Parcel 4

I understand that there is a meeting today to discuss a potential zoning change to parcel #4 at the corner of Jacaranada and Market in Ocotillo. As a homeowner for 13+ years at Harbour Club adjacent to the proposed zoning issue, I wanted to voice my opposition to such a zoning change to a multi-family parcel. The enormous increase in people/traffic will have a very negative/potentially dangerous effect on families with children (like myself) in the neighboring subdivisions. There is already going to be a significant change to the neighborhood with the number of single family residences being built in those parcels on the outside of Jacaranda. There are many people in Ocotillo who have lived here for a long period of time, and this potential change is not welcome by those people who helped make Ocotillo the nice community it has become. If you have any questions, please feel free to contact me at 480-220-9236.

Thank you,

Mitch Filiere



Doug Ballard/COC  
02/07/2007 09:56 AM

To Bob Weworski/COC@ci.chandler.az.us  
cc  
bcc

Subject Fw: zoning change

History:  This message has been forwarded.

----- Forwarded by Doug Ballard/COC on 02/07/2007 09:56 AM -----



"Emily" <6gloves@cox.net>  
02/07/2007 08:37 AM

To <doug.ballard@chandleraz.gov>  
cc  
Subject zoning change

Mr. Ballard,

This letter comes in regard to the re-zoning of the land parcel E. Market Pl. Dobson and Price. (Blue Heron Park) We are not in favor of this re-zoning change to multi-family. This area of the Jacaranda loop, is where hundreds of walkers, joggers and children bikers ride daily.

Research shows, multi-family housing developments bring down the housing value and of equal importance, will add to the already crowded Jacobson Elem. and Bogle Jr. High.

I would like to ask all involved to look at the community and ask "How can we make the community stronger?" NOT, "how can yet, another builder make more money?"

Jason and Emily Glover  
1961 W. Hemlock Way  
480 963-7553

**RICHARD P. MURRAY**

**2094 W. PENINSULA CIRCLE  
CHANDLER, AZ. 85248  
480 963 7777  
RPMURRAY@COX.NET**

February 2, 2007

Reference: Waters at Ocotillo Development, Parcel 4

Subject: Opposition to Multifamily Development in Parcel 4

Fellow Homeowner,

It has come to my attention that Parcel 4 of the above referenced development is **not** going to be single family, but rather multifamily townhouses, some being three (3) stories. I have attached a plot map provided by the City of Chandler to show the location of Parcel 4 and it's proximity to the other development parcels.

In reviewing the plot map, please note that the parcels 5 and 6 are single family developments similar to our current neighborhoods. However, Parcel 4 adjacent to the north is multifamily and not compatible with our current single family neighborhoods.

We believe that Parcel 4, as a multifamily development, will not only have an increased impact on the day to day traffic, but more importantly, it will be financially detrimental to the investment we have in our homes. Parcel 4 is just not compatible with our current neighborhoods.

I, along with other neighbors, would like to ask for your support in petitioning the City of Chandler to require the Developer to change Parcel 4 to single family as planned in Parcel's 5 and 6.

Several of your neighbors, including myself, will be attending the Planning and Zoning meeting on the 7<sup>th</sup> of Feb. If you agree with my assessment of Parcel 4 and can not attend, please notify me by one of the following: E-mail [rpmurray@cox.net](mailto:rpmurray@cox.net), Fax 480 786-3184, Phone 480 963-7777, Cell 602 738-3068. To make this work, we will need to show our support for this change.

Take care,

  
Dick Murray

RESOLUTION NO. 4045

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "OCOTILLO AREA PLAN" FROM EMPLOYMENT AND COMMERCIAL TO COMMERCIAL, SINGLE-FAMILY, AND MULTI-FAMILY RESIDENTIAL, ON PROPERTY LOCATED SOUTH OF THE SOUTHWEST CORNER OF DOBSON AND QUEEN CREEK ROADS.

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 south of the southwest corner of Dobson and Queen Creek Roads; and

WHEREAS, the Land Use Element of the Chandler General Plan adopted by the City Council on November 1, 2001 requires the preparation of a neighborhood plan (Area Plan) for at least the entire square mile or larger within which a proposed rezoning has been submitted; and

WHEREAS, an existing area plan, the "Ocotillo Area Plan" has been adopted for the area generally bounded by Queen Creek Road, Alma School Road, Chandler Heights Road, and Price Road;

WHEREAS, the applicant prepared this amendment to the existing "Ocotillo 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 Ocotillo Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on February 7, 2007, 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 \_\_\_\_\_, 2007.

ATTEST:

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

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4045 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 \_\_\_\_\_, 2007, and that a quorum was present thereat.

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

APPROVED AS TO FORM:

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

**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 this \_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:



# 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. 8 (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.