

#11

SEP - 6 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 07-206

DATE: AUGUST 17, 2007

TO: MAYOR AND CITY COUNCIL

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

FROM: BOB WEWORSKI, PLANNING MANAGER *[Signature]*

SUBJECT: AP07-0001/DVR07-0003/PPT07-0010 VILLA DEL LAGO
 Resolution No. 4118
 Introduction of Ordinance No. 3956

Request: Area Plan Amendment from Specialty Commercial to Medium Density Residential, rezoning from Planned Area Development (PAD) Specialty Commercial to PAD Multi-Family Residential along with Preliminary Development Plan (PDP) and Preliminary Plat approval for a multi-family residential development

Location: Southeast corner of Ocotillo and Dobson Roads

Project Info: Approximately 14.6 acres

Developer: Arizona Village Communities

Architect: Whitneybell Perry Inc.

RECOMMENDATION

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

BACKGROUND

Villa Del Lago is a 100-unit residential development that promotes a “village community” atmosphere. The application requests an Area Plan Amendment, rezoning along with Preliminary Development Plan (PDP) and Preliminary Plat approval for a multi-family residential development. The Area Plan amendment proposes to change the land use designation of a particular parcel from Specialty Commercial to Medium Density Residential land use. The

rezoning amends the existing Planned Area Development (PAD) zoning from Specialty Commercial to PAD Multi-Family Residential. The PDP is comprehensive and includes the site layout, landscaping, grading and drainage, and building architecture.

The subject site is located at the southeast corner of Dobson and Ocotillo Roads. It is bordered by the Watermark at Ocotillo single-family residential development in the south, The Villas at Ocotillo residential development across the lake to the east, Cornerstone Apartments is across Ocotillo Road to the north, and the Intel campus further west across Dobson Road.

AREA PLAN AMENDMENT/GENERAL PLAN CONFORMANCE

This property is part of the Ocotillo master planned community. An Ocotillo-wide 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. Ocotillo Phase Two Area Plan, in which the subject site is located and originally developed in 1985, encompasses approximately 248 acres in the Ocotillo area south of Ocotillo Road.

The application seeks to amend the subject 14.6-acre parcel of the Ocotillo Phase Two Area Plan from specialty commercial to medium density residential planned land use. The Ocotillo Phase Two Area Plan was amended in 2000 to include a variety of land uses such as single-family, multi-family, and specialty commercial. There have been subsequent Area Plan amendments that have changed multi-family and townhouse parcels to a single-family designation.

The 14.6-acre subject site was designated in the Area Plan and zoned as specialty commercial. Specialty commercial permits a limited range of commercial uses such as offices, specialty retail, restaurants, day care, and personal services (including barber shops, beauty salons, but excluding body piercing and tattoo parlors), but not in the context of a neighborhood grocery store anchored shopping center.

The amendment will provide for medium density residential development of approximately 100 units on 14.6 acres with a density of 6.8 du/ac. Staff supports the proposed amendment finding it to be a compatible land use within the area and adjacent developments. The demand for specialty commercial is not warranted at this location due to the lack of vehicular traffic and exposure from the Dobson Road dead-end street. Also, the recent Downtown Ocotillo and Waters at Ocotillo developments have shifted the commercial demand further north.

PROPOSED DEVELOPMENT

The application requests rezoning from Planned Area Development (PAD) for specialty commercial to PAD amended for a multi-family residential development along with Preliminary Development Plan (PDP) and Preliminary Plat approval.

The gated development is accessed through the divided entry drive at Ocotillo Road. A second drive at Dobson Road is exit only and for emergency access. The site layout is organized around a single loop drive with enhanced paving. Open space between the drive and buildings has been compressed to create an intimate pedestrian scale effect. Many of the garages are accessed off of the loop drive via a series of parking courts. Landscape view corridors of the lake and between buildings have been created to provide visual connections.

Lush landscaping with Italian landscape elements are utilized throughout the common open space areas. The perimeter theme wall treatments feature a combination of solid and view fencing composed of masonry walls with a stone veneer base, stucco finish, and precast concrete column cap. The entry is highlighted by a freestanding “campanile” bell tower with water feature.

A variety of site amenities are offered to encourage community interaction. A large central open space at the site’s center includes a community lap pool, wading pool, spa, ramada, and barbeque area. Along the lake, two neighborhood park spaces include features such as a vineyard, fire pit, turf play area, ramada, dock, and barbeque facilities. A bocce ball court is provided at the site’s northwest corner.

The 100-unit residential development is proposed as “for sale” patio-home style homes. There is a mix of attached and detached two-story homes. The homes range from 1,790 sq. ft. to 2,638 sq. ft. Each residence has private, enclosed outdoor space with many units providing front patios and second floor balconies that face the street. A variety of living options are offered by providing two to four bedroom dwellings with choices of two-, three-, and four-car garages. The garage combinations allows for a total of 235 attached, direct access parking for residents. In addition, 23 guest parking spaces are provided on the site. All unit configurations and parking have been predetermined and does not allow for variations.

The building architecture reinforces the Italian village elements that are reflected in the site features. Each dwelling includes trellis covered ground floor patios with doors opening out to the loop drive. All buildings are two-story in height, yet are broken up in mass by the inclusion of some single-story garages, covered entries, patio trellis, and chimneys. Building materials include concrete roof tile, stucco and stone facades, and fireplace chimneys. Decorative elements such as iron accents, wood details, canvas awnings, carriage garage doors, and exterior wood shutters contribute to the Italianate design character. An extensive color palette and multiple types of stone and roof tile enhance the diversity and rustic character of the design theme.

The applicant has informed Staff that the anticipated time of construction will begin by early 2008. Development completion will depend upon residential sales and market conditions.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

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

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.
- Two separate neighborhood meetings were held to address the proposed development. An open house meeting was held on June 5, 2007 at the neighboring Villas at Ocotillo development, with approximately 12 people in attendance. The neighbors that attended were in support of the project. Discussions were held about the landscape appearance along the lake. As a result of the discussions, plans were developed that included backyard landscape packages for the private yards along the lake to obtain a certain quality level and landscape maturity.

- The Ocotillo Design Review Board has reviewed the proposed development and is in support of the application.
- Staff has received telephone calls inquiring about the application. Most calls were to get information about the proposed development. One caller stated opposition to the project.

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 "VILLA DEL LAGO" kept on file in the City of Chandler Current Planning Division, in file number AP07-0001/DVR07-0003, 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. 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.
9. 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).

10. 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 Villa Del Lago development shall use treated effluent to maintain open space, common areas, and landscape tracts.

11. The landscaping in all open-spaces and rights-of-way shall be maintained by the homeowners' association.

12. The residential units shall be individual "for sale only" units at the time of the development.

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 approve Resolution No. 4118 of Area Plan Amendment request AP07-0001 VILLA DEL LAGO, as recommended by Planning Commission and Staff.

Move to Introduce and Tentatively Adopt Ordinance No. 3956, for Rezoning and Preliminary Development Plan request DVR07-0003 VILLA DEL LAGO, subject to the conditions recommended by Planning Commission and Staff.

Move to approve Preliminary Plat request PPT07-0010 VILLA DEL LAGO, subject to the conditions recommended by Planning Commission and Staff

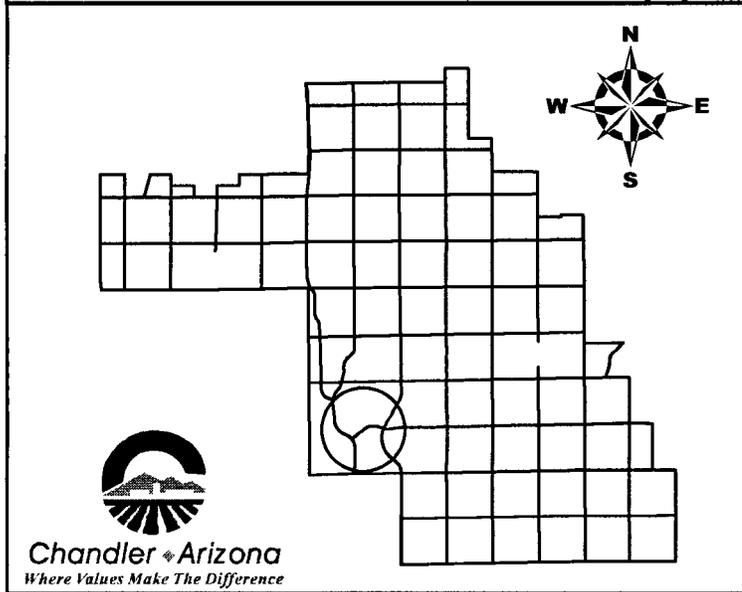
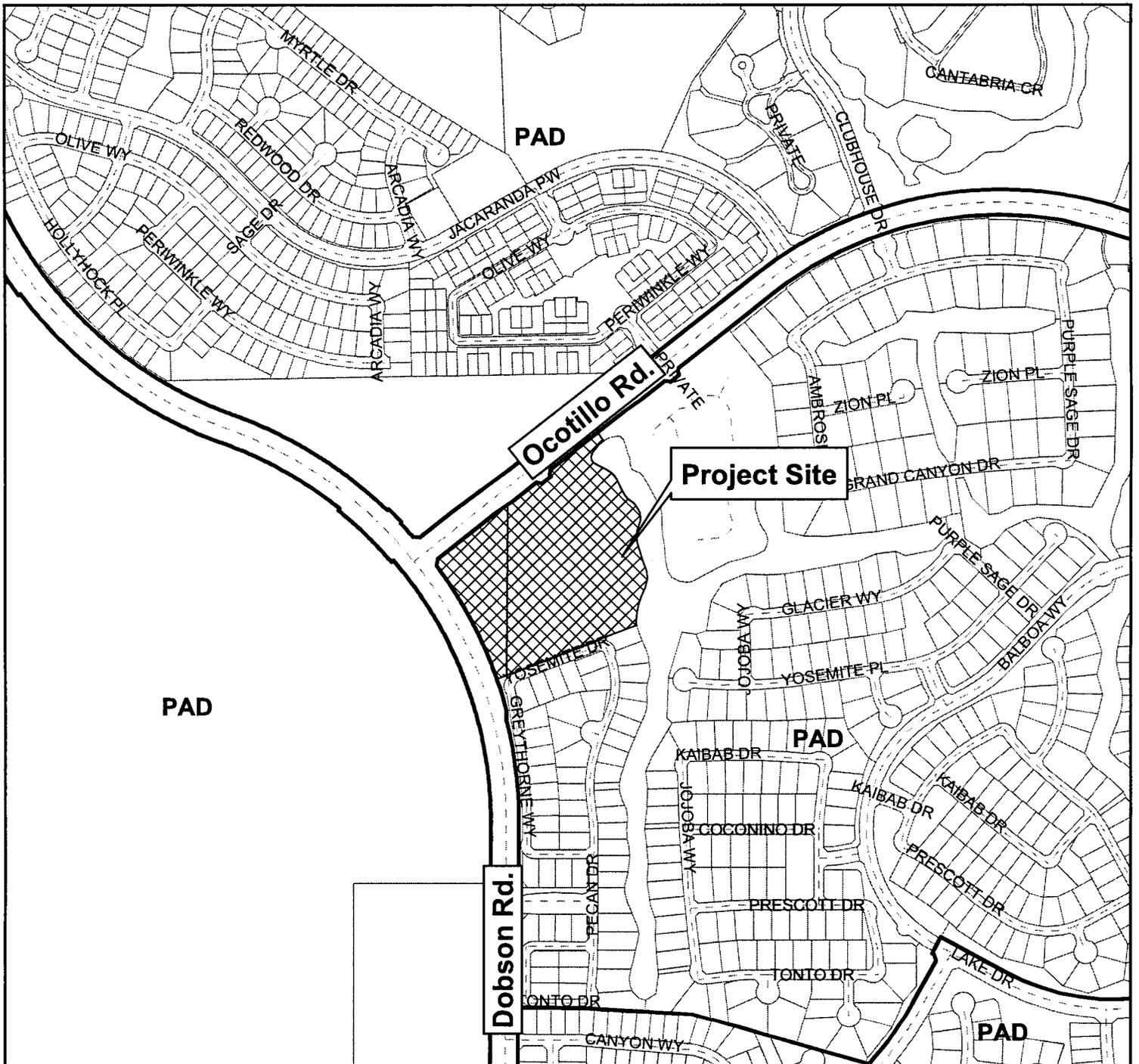
CC Memo No. 07-206

August 17, 2007

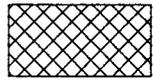
Page 6

Attachments

1. Vicinity Map
2. Ocotillo Phase Two Amended Area Plan
3. Site Plan
4. Building Perspective Renderings
5. Building Elevations
6. Development Booklet, Exhibit 'A'
7. Resolution No. 4118
8. Ordinance No. 3956



Vicinity Map



DVR07-0003

**Arizona Village Communities
at Stonegate**

- 1) Subdivision Measure
- 2) Subdivision Map
- 3) Subdivision Schedule
- 4) Easement
- 5) Easement
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Site Data

Item	Description	Area (Ac.)	Volume (cu ft)	Weight (lb)
1	Excavation	1,000.00	10,000.00	100,000.00
2	Foundation	1,000.00	10,000.00	100,000.00
3	Structure	1,000.00	10,000.00	100,000.00
4	Roofing	1,000.00	10,000.00	100,000.00
5	Interior	1,000.00	10,000.00	100,000.00
6	Exterior	1,000.00	10,000.00	100,000.00
7	Landscaping	1,000.00	10,000.00	100,000.00
8	Site Work	1,000.00	10,000.00	100,000.00
9	Utilities	1,000.00	10,000.00	100,000.00
10	Other	1,000.00	10,000.00	100,000.00
Total		10,000.00	100,000.00	1,000,000.00

Multifamily

Item	Description	Area (Ac.)	Volume (cu ft)	Weight (lb)
1	Excavation	1,000.00	10,000.00	100,000.00
2	Foundation	1,000.00	10,000.00	100,000.00
3	Structure	1,000.00	10,000.00	100,000.00
4	Roofing	1,000.00	10,000.00	100,000.00
5	Interior	1,000.00	10,000.00	100,000.00
6	Exterior	1,000.00	10,000.00	100,000.00
7	Landscaping	1,000.00	10,000.00	100,000.00
8	Site Work	1,000.00	10,000.00	100,000.00
9	Utilities	1,000.00	10,000.00	100,000.00
10	Other	1,000.00	10,000.00	100,000.00
Total		10,000.00	100,000.00	1,000,000.00

Commercial

Item	Description	Area (Ac.)	Volume (cu ft)	Weight (lb)
1	Excavation	1,000.00	10,000.00	100,000.00
2	Foundation	1,000.00	10,000.00	100,000.00
3	Structure	1,000.00	10,000.00	100,000.00
4	Roofing	1,000.00	10,000.00	100,000.00
5	Interior	1,000.00	10,000.00	100,000.00
6	Exterior	1,000.00	10,000.00	100,000.00
7	Landscaping	1,000.00	10,000.00	100,000.00
8	Site Work	1,000.00	10,000.00	100,000.00
9	Utilities	1,000.00	10,000.00	100,000.00
10	Other	1,000.00	10,000.00	100,000.00
Total		10,000.00	100,000.00	1,000,000.00

Lake Surface Area Allocation

Item	Description	Area (Ac.)	Volume (cu ft)	Weight (lb)
1	Excavation	1,000.00	10,000.00	100,000.00
2	Foundation	1,000.00	10,000.00	100,000.00
3	Structure	1,000.00	10,000.00	100,000.00
4	Roofing	1,000.00	10,000.00	100,000.00
5	Interior	1,000.00	10,000.00	100,000.00
6	Exterior	1,000.00	10,000.00	100,000.00
7	Landscaping	1,000.00	10,000.00	100,000.00
8	Site Work	1,000.00	10,000.00	100,000.00
9	Utilities	1,000.00	10,000.00	100,000.00
10	Other	1,000.00	10,000.00	100,000.00
Total		10,000.00	100,000.00	1,000,000.00

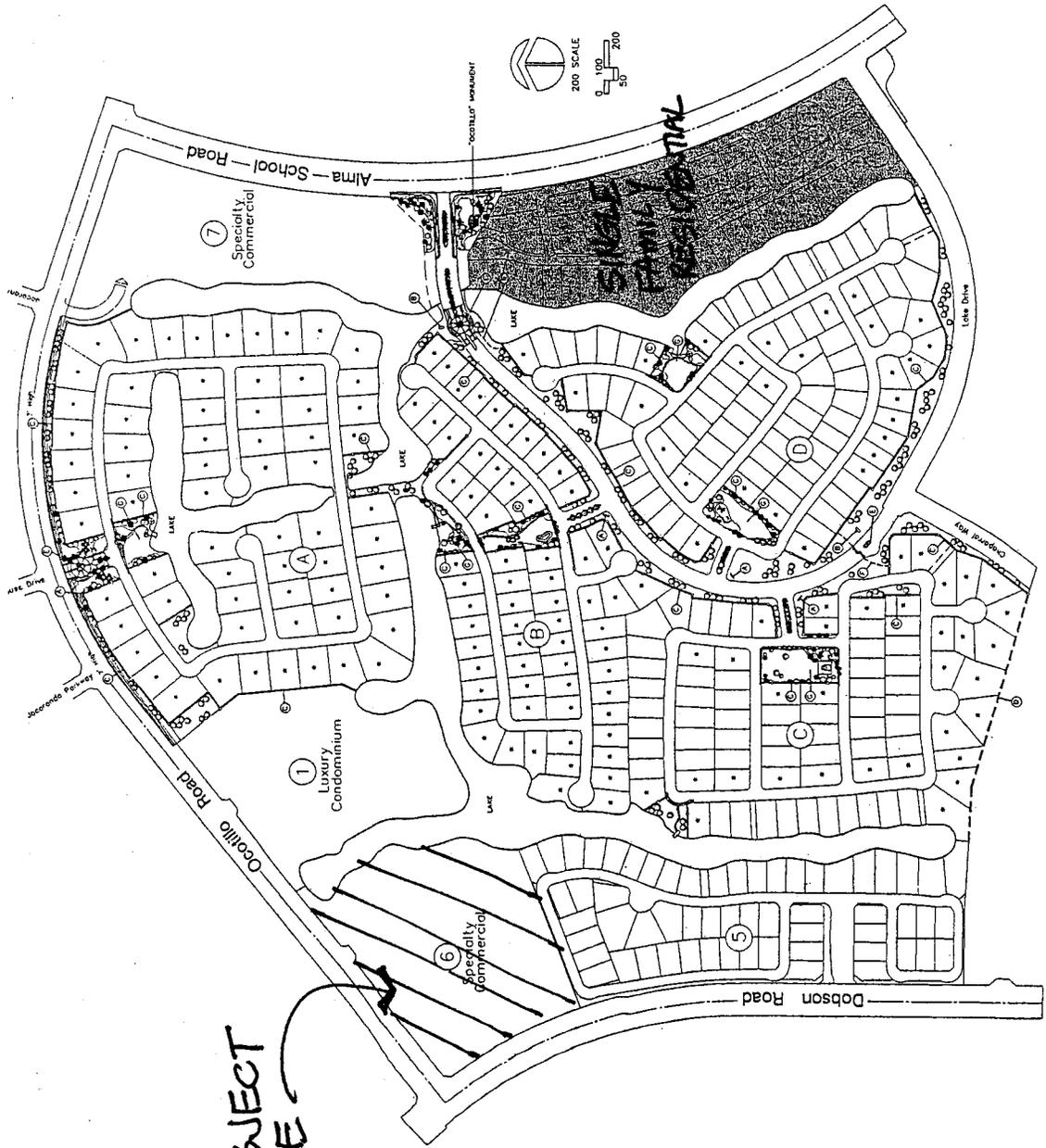
Amenity Schedule

Item	Description	Area (Ac.)	Volume (cu ft)	Weight (lb)
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3	Structure	1,000.00	10,000.00	100,000.00
4	Roofing	1,000.00	10,000.00	100,000.00
5	Interior	1,000.00	10,000.00	100,000.00
6	Exterior	1,000.00	10,000.00	100,000.00
7	Landscaping	1,000.00	10,000.00	100,000.00
8	Site Work	1,000.00	10,000.00	100,000.00
9	Utilities	1,000.00	10,000.00	100,000.00
10	Other	1,000.00	10,000.00	100,000.00
Total		10,000.00	100,000.00	1,000,000.00

Landscaping & Amenity Disclaimers

The Landscaping and Amenities indicated on this plan are approximate. The actual amount and location of the same may vary.

SUBJECT SITE



Ocotillo

PHASE TWO

PROPOSED AREA PLAN AMENDMENT

Villa
del
Lago



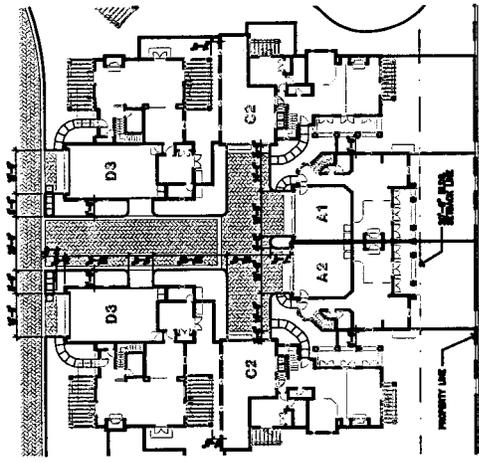
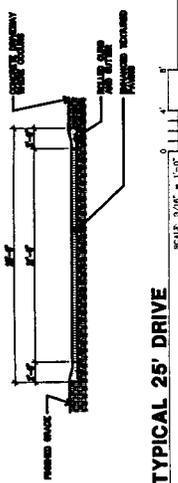
ARIZONA VILLAGE
Construction

INDUSTRIAL PARKING

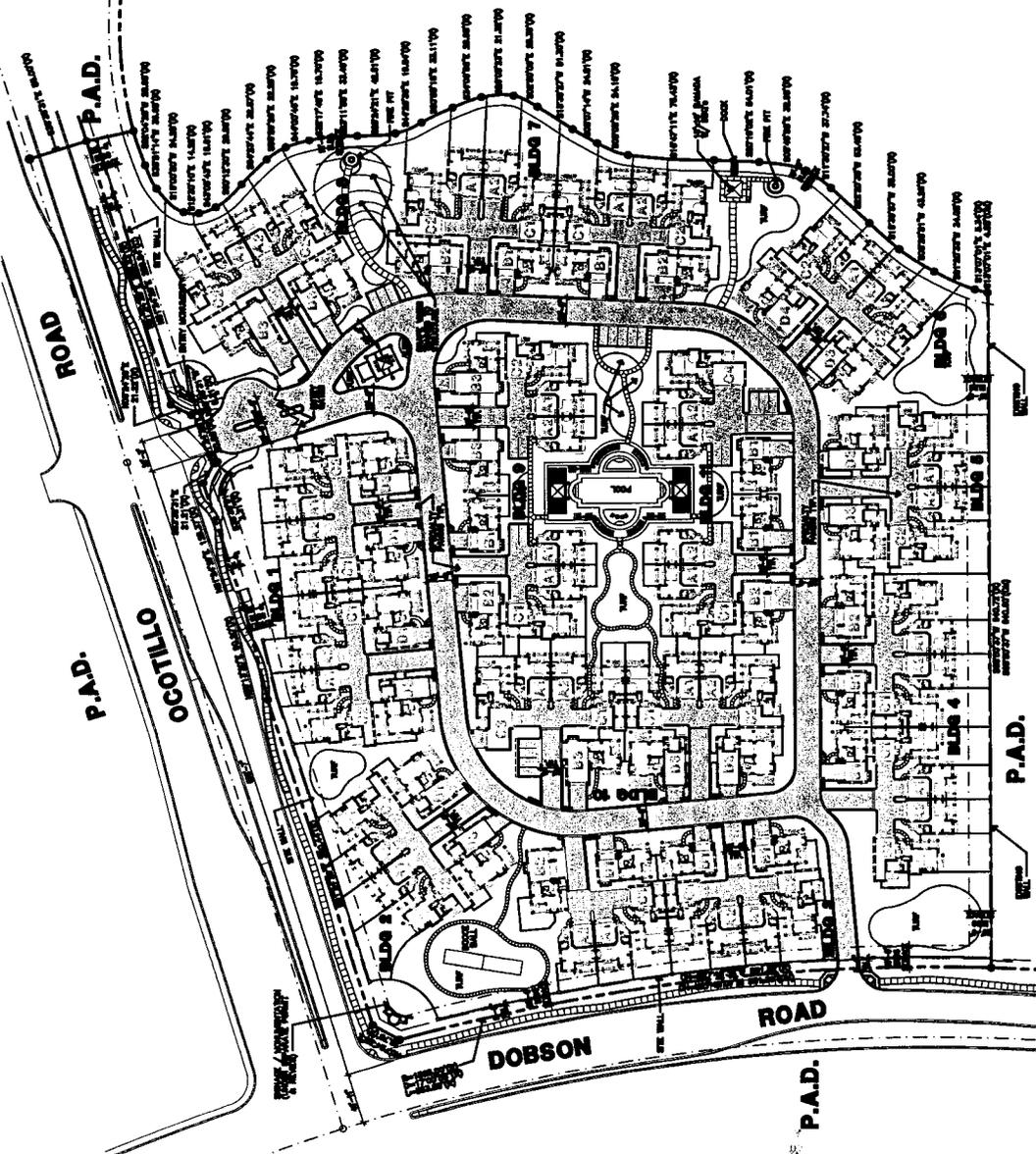


ARCHITECTURE AND PLANNING

OVERALL
SITE PLAN



DIMENSIONED COURT YARD PLAN



PRELIMINARY OVERALL SITE PLAN



Villa
del
Lago



ARIZONA VILLAGE
COMMUNITY



WHITCOMB PERRY INC.

ARCHITECTS AND INTERIORS



LAKESIDE
RENDERING

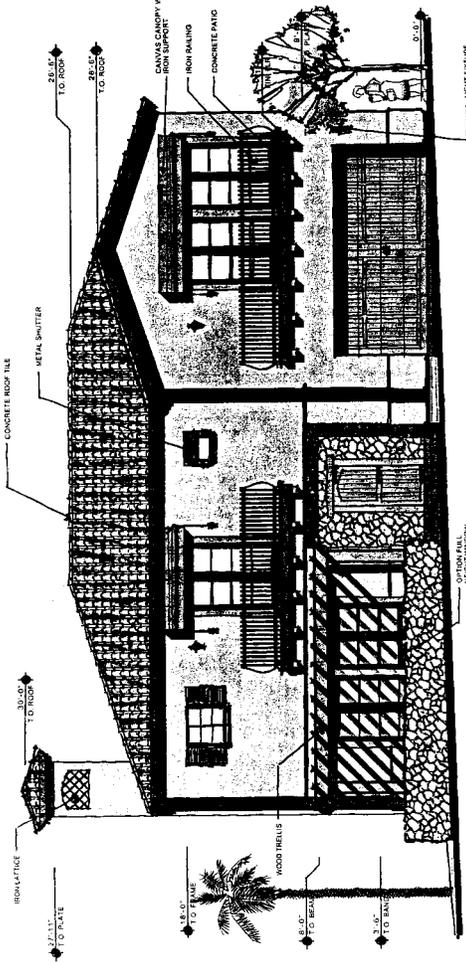
*Villa
del
Lago*

ARIZONA VILLAGE
Community

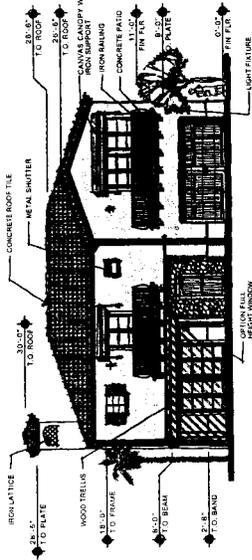
WINSTON PERRY INC
ARCHITECTS AND INTERIORS

MODEL HOME
COMPLEX
RENDERING





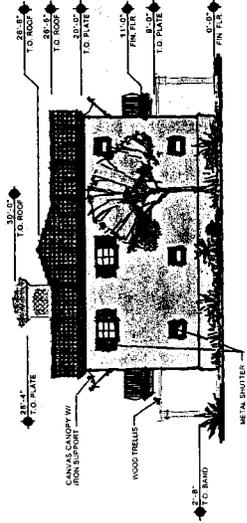
ALTERNATE FRONT ELEVATION
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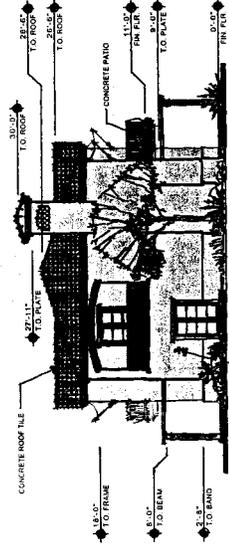
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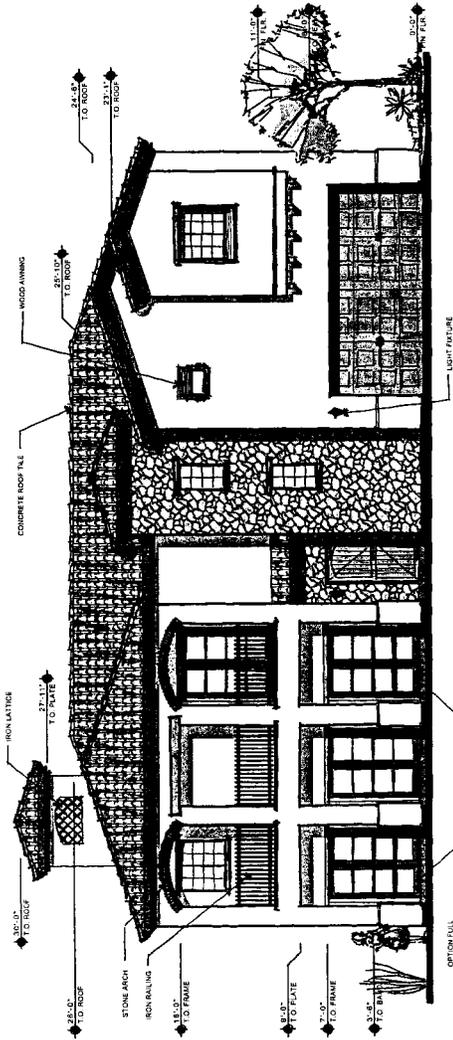
REAR ELEVATION
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

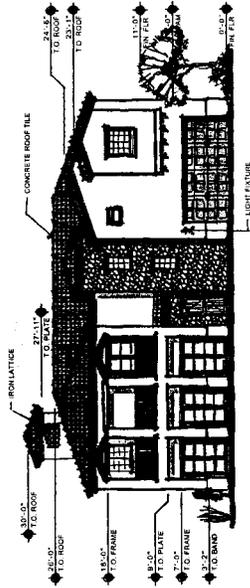


SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



FRONT / BACK ELEVATION

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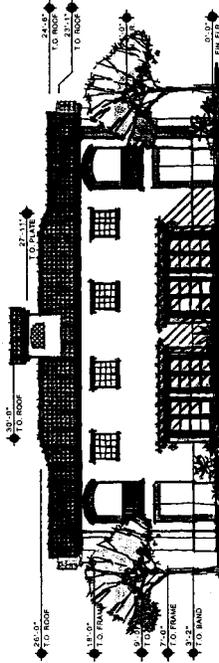
FRONT / BACK ELEVATION

SCALE: 1/4" = 1'-0"



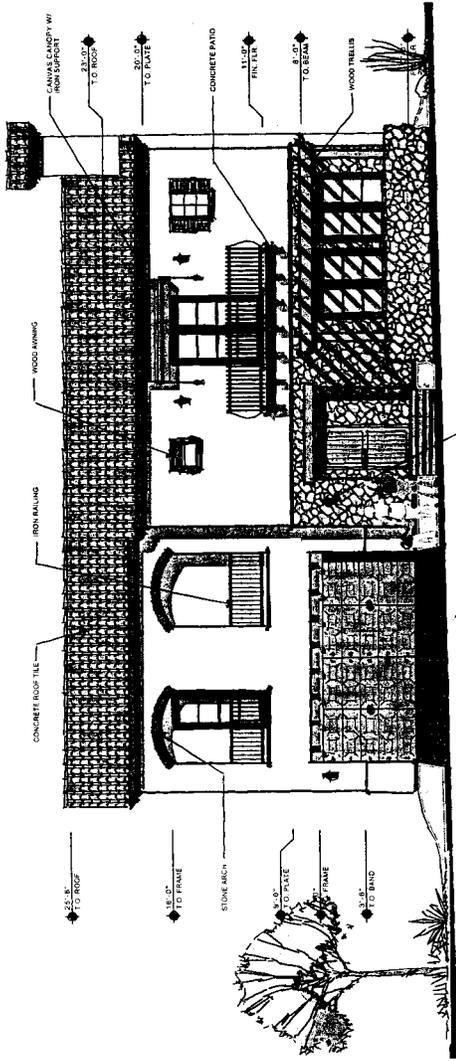
SIDE ELEVATION

SCALE: 1/4" = 1'-0"



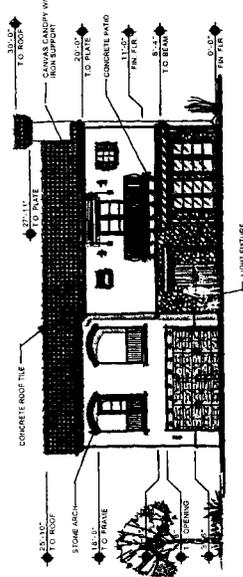
SIDE ELEVATION

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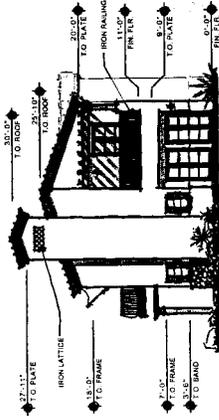
ALTERNATE FRONT ELEVATION
SPECIFIC LOCATIONS PER CIVIL SITE PLAN

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



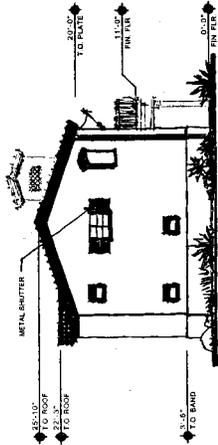
SIDE ELEVATION

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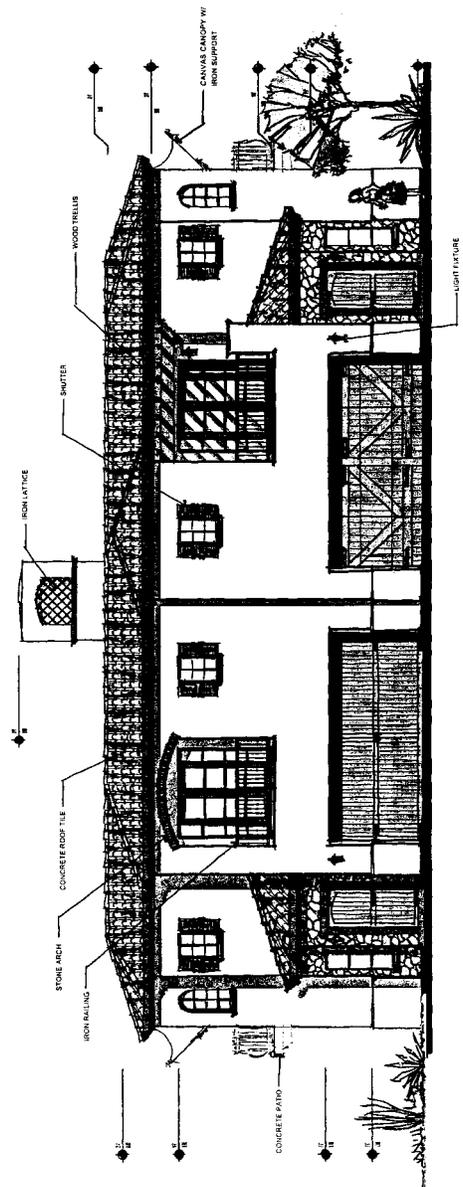
REAR ELEVATION

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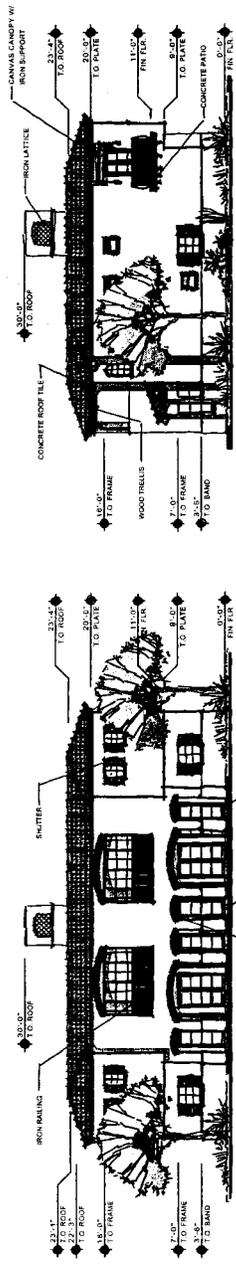


SIDE ELEVATION

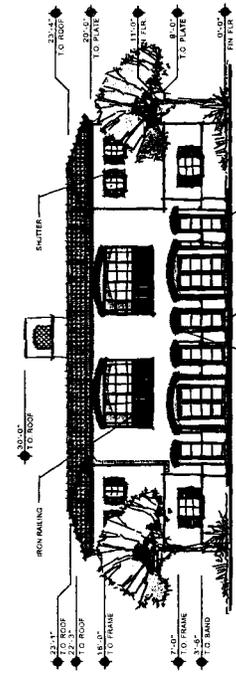
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FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

RESOLUTION NO. 4118

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "OCOTILLO PHASE TWO AREA PLAN" FROM SPECIALTY COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL, AND LOCATED AT THE SOUTHEAST CORNER OF OCOTILLO ROAD AND DOBSON ROAD.

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 southeast corner of Ocotillo Road and Dobson Road; 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 Phase Two Area Plan" has been adopted for the area bounded by Ocotillo Road, Dobson Road, Lake Drive, and Alma School Road;

WHEREAS, the applicant prepared this amendment to the existing "Ocotillo Phase Two 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 Phase Two Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on August 15, 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. 4118 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 *WAB*

ORDINANCE NO. 3956

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 (DVR07-0003 VILLA DEL LAGO) 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 subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "VILLA DEL LAGO" kept on file in the City of Chandler Current Planning Division, in file number AP07-0001/DVR07-0003, 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. 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.
9. 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).
10. 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 Villa Del Lago development shall use treated effluent to maintain open space, common areas, and landscape tracts.

- 11. The landscaping in all open-spaces and rights-of-way shall be maintained by the homeowners' association.
- 12. The residential units shall be individual "for sale only" units at the time of the development.

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:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3956 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2007, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

GMB

PUBLISHED:

LEGAL DESCRIPTION

That portion of the Northwest Quarter of Section 20, and the Northeast Quarter of Section 19, 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 20;

THENCE South 89 degrees 26 minutes 04 seconds West, along the North line of the Northwest Quarter of said Section 20, 1457.24 feet to the intersection of said North line with the centerline of Ocotillo Road, said point of intersection being on a curve, the center of which bears South 34 degrees 39 minutes 55 seconds East, 1600.00 feet;

THENCE along said curve, on an arc to the left, having a radius of 1600.00 feet, through a central angle of 03 degrees 55 minutes 35 seconds, 109.65 feet to a point of tangency;

THENCE South 51 degrees 24 minutes 29 seconds West, along said centerline, 962.69 feet;

THENCE South 38 degrees 35 minutes 31 seconds East, 55.00 feet to the Southerly right-of-way line of Ocotillo Road and the POINT OF BEGINNING;

THENCE South 33 degrees 12 minutes 27 seconds East, 44.21 feet to a point on the Northwest line of Tract E, OCOTILLO PHASE TWO, according to Book 559 of Maps, page 40, records of Maricopa County, Arizona;

THENCE along the Northwest and West boundary lines of said Tract E, the following 29 courses and distances:

THENCE South 52 degrees 04 minutes 28 seconds West, 28.95 feet;

THENCE South 38 degrees 51 minutes 14 seconds West, 36.65 feet;

THENCE South 19 degrees 00 minutes 50 seconds West, 24.28 feet;

THENCE South 12 degrees 30 minutes 10 seconds East, 14.28 feet;

THENCE South 43 degrees 08 minutes 43 seconds East, 15.61 feet;

THENCE South 60 degrees 12 minutes 30 seconds East, 29.86 feet;

THENCE South 64 degrees 23 minutes 44 seconds East, 32.87 feet;

THENCE South 55 degrees 59 minutes 26 seconds East, 22.25 feet;

THENCE South 44 degrees 00 minutes 46 seconds East, 19.75 feet;

THENCE South 32 degrees 17 minutes 48 seconds East, 19.70 feet;

THENCE South 23 degrees 11 minutes 55 seconds East, 3349 feet;

THENCE South 28 degrees 24 minutes 21 seconds East, 42.51 feet;

THENCE South 44 degrees 26 minutes 36 seconds East, 19.84 feet;

THENCE South 50 degrees 55 minutes 16 seconds East, 33.11 feet;

THENCE South 34 degrees 09 minutes 56 seconds East, 29.95 feet;

THENCE South 26 degrees 05 minutes 23 seconds East, 21.32 feet;

THENCE South 02 degrees 50 minutes 09 seconds East, 25.39 feet;

THENCE South 15 degrees 39 minutes 27 seconds West, 51.30 feet;

THENCE South 08 degrees 07 minutes 14 seconds West, 24.81 feet;

THENCE South 05 degrees 05 minutes 26 seconds East, 24.19 feet;

THENCE South 16 degrees 47 minutes 11 seconds East, 75.43 feet;

THENCE South 20 degrees 19 minutes 02 seconds East, 54.01 feet;

THENCE South 05 degrees 45 minutes 58 seconds East, 32.95 feet;

THENCE South 11 degrees 30 minutes 27 seconds West, 37.74 feet;



ARIZONA VILLAGE
Communities

LEGAL DESCRIPTION

THENCE South 22 degrees 20 minutes 35 seconds West, 53.45 feet;
THENCE South 18 degrees 39 minutes 57 seconds West, 35.00 feet;
THENCE South 08 degrees 28 minutes 51 seconds West, 43.26 feet;
THENCE South 01 degree 20 minutes 33 seconds West, 34.03 feet;
THENCE South 13 degrees 07 minutes 01 second East, 5.34 feet;
THENCE South 68 degrees 50 minutes 37 seconds West, 640.72 feet to a point on a curve, the center of which bears South 70 degrees 43 minutes 50 seconds West, 1865.00 feet, said point being on the East right-of-way line of Dobson Road as set forth on Map of Dedication of Right-of-way and Easements for Dobson and Ocotillo Roads recorded in Book 395 of Maps, page 11, and on Map of Dedication of Right-of-way and Easements for Dobson Road recorded in Book 485 of Maps, page 39, Maricopa County Records;
THENCE along said curve, and said East right-of-way line, on an arc to the left, having a radius of 1865.00 feet, through a central angle of 17 degrees 00 minutes 55 seconds, 553.85 feet; THENCE North 07 degrees 24 minutes 35 seconds East, on the East right-of-way line of Dobson Road and Ocotillo Road, 28.78 feet; THENCE along the South right-of-way line of Ocotillo Road, the following 9 courses and distances:
THENCE North 51 degrees 24 minutes 29 seconds East, 320.44 feet;
THENCE North 55 degrees 13 minutes 20 seconds East, 90.20 feet;
THENCE North 51 degrees 24 minutes 29 seconds East, 125.37 feet;
THENCE North 83 degrees 35 minutes 31 seconds East, 21.21 feet;
THENCE South 38 degrees 35 minutes 46 seconds East, 3.31 feet;
THENCE North 51 degrees 24 minutes 31 seconds East, 50.00 feet;
THENCE North 38 degrees 35 minutes 31 seconds West, 9.31 feet;
THENCE North 06 degrees 24 minutes 29 seconds East, 21.21 feet;
THENCE North 51 degrees 24 minutes 29 seconds East, 259.63 feet to the POINT OF BEGINNING



ARIZONA VILLAGE
Communities