

#4

AUG 28 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 08-159

DATE: AUGUST 11, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: AP08-0002/DVR08-0009 PALMS RESORT RETIREMENT COMMUNITY
Adoption of Resolution No. 4222
Introduction and tentative adoption of Ordinance No. 4095

Request: Amendment of the Gateway Area Plan to change from medical office to assisted living land uses. Also, rezoning from Agricultural District (AG-1) and Planned Area Development (PAD) Medical Office to PAD Assisted Living with Preliminary Development Plan (PDP) approval for a new retirement housing development.

Location: Northwest corner of Pecos Road and Pennington Drive, approximately 670 feet east of Dobson Road

Applicant: Earl, Curley & Lagarde P.C.

Owner: Palms Senior Living LLLP

Project Info: 300 total units in two phases on approximately 6.4 acres, including 263 units of independent living, 31 units of assisted living, and six (6) guest units

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan, recommend approval of amendment to the Gateway Area Plan along with rezoning and Preliminary Development Plan (PDP) approval, subject to conditions.

BACKGROUND & SITE LAYOUT

The application requests an amendment to the Gateway Area Plan plus rezoning and PDP approval in order to construct a two-building, 300-unit retirement housing development on approximately 6.4 acres at the northwest corner of Pecos Road and Pennington Drive. The subject site is currently vacant. To the north and east along Pennington Drive are two existing assisted living developments unaffiliated with the subject development (Pennington Gardens and Merrill Gardens). To the northwest is a nursing home facility (Archstone). Farther east and northeast, as well as south across Pecos Road, are single-family homes. The Chandler Regional Hospital is located about ¼ mile to the north, and office uses surround the hospital in several directions, including the recently constructed SEVG medical office development along Dobson Road. West of the subject site are two vacant parcels at the Dobson Road/Pecos Road intersection that are designated for medical office and commercial uses.

The development includes two, four-story buildings, one along Pennington Drive and one in a landscaped setting along Pecos Road. Site access is provided by an existing shared driveway west of the property from Pecos Road and a new driveway from Pennington Drive on the east that splits the two buildings. Nearly all parking is provided in underground garages accessed from behind the buildings. Each building includes a circular driveway with limited short-term parking in front of the main entrance.

Palms Resort is a luxury retirement living facility that provides 263 units of independent living, 31 units of assisted living, and six (6) guest units. The facility's primary focus is independent living for older adults, with assisted living also offered on-site to allow the possibility for some residents to increase their care level without relocating. The facility provides amenities such as swimming pools, organized outings, a group dining hall, exercise classes, and group transportation. Guest units and a playground are included in the facility for the comfort of visiting family members. Among all types of care, the facility has a total of 22 studio units, 193 one-bedroom units, 78 two-bedroom units, and seven (7) suites.

GENERAL PLAN CONFORMANCE

The General Plan allows for consideration of densities greater than 18 units per acre for projects with elderly care and assisted living components such as the subject development. According to the General Plan, project quality and infrastructure capability are to be the primary determinants of density for these projects. The subject application is a high-quality project that presents no unreasonable demands on streets, sewers, or other local infrastructure. The requested density is appropriate to its location on a major arterial street near the Chandler Regional Hospital and the Chandler Fashion Center, less than one mile north of the Loop 202 Santan Freeway. Therefore, the project conforms to the General Plan.

GATEWAY AREA PLAN AMENDMENT

The application requests amendment of the Gateway Area Plan in order to designate the subject site for Assisted Living in place of the existing Medical Office designation. The Gateway Area Plan was enacted in 1999 in conjunction with approval of the Gateway Apartments rezoning at the northeast corner of Pecos Road and Ellis Street. The Area Plan includes all of the land from Ellis Street east, across Dobson, to Pennington Drive, and south from Frye Road to Pecos Road. The subject site is one of several that were designated for Medical Office. Over time, medical

office uses have tended to develop immediately along Frye and Dobson Roads, closer to the Chandler Regional Hospital itself. Much of that medical office development has occurred outside the boundaries of the Gateway Area Plan.

Presently, the subject site has a limited market for medical office uses and would be more appropriately developed for adult living uses such as proposed. As noted, medical office uses have migrated toward higher visibility locations nearer to the hospital. Additionally, given that it is surrounded by a single-family neighborhood and other adult living uses, the subject site would be more logically developed as a quasi-residential use with lower traffic generation than typical medical office. The proposed change to an Assisted Living designation is appropriate due to the surrounding uses and the evolution of the local office market.

PARKING

The application requests relief from the Zoning Code in order to provide 302 parking spaces compared to the code requirement of 492 spaces. The Zoning Code requires 492 parking spaces for this development with the assisted living units classified as “elderly care” and the independent living units classified as “multi-family housing” for the purpose of parking calculations. However, the applicant commissioned a parking study that shows parking need to be no more than 181 spaces for the requested mix of housing. Staff has reviewed the parking study and found it acceptable. The parking study uses data from the Institute of Transportation Engineers (ITE), data from the Amercian Senior Housing Association (ASHA), a parking needs assessment conducted in British Columbia, and field-collected data from six other independent living facilities to reach its conclusions. Additionally, it is noted that the ratios recently approved for The Cays at Ocotillo independent living project would result in a provision of 298 spaces for the subject development.

BUILDING ARCHITECTURE

The buildings’ unique dumbbell-shaped footprints combine with a residential-style architecture and stepped-back fourth stories to adequately blend in with the surrounding development. Building materials include multi-toned stucco, hardi-board (faux wood) columns and headboards, and a green standing seam, pitched metal roof. Balconies or patios are provided for all units. The irregular footprints and various plane changes and roofline styles provide substantial visual interest.

The buildings have been designed to minimize the visual impact on the adjacent neighborhood to the northeast. The taller, four-story building elements are located farthest from the street frontages in order to follow the visual plane established by the three-story elements located along the streets. Additionally, the architectural style is semi-residential, with its pitched roofs and prominent stucco. The tallest portions of the buildings are set back approximately 30’ back from the edge of the building footprints.

LANDSCAPING

The site meets Commercial Design Standards for landscaping, including numbers and sizes of trees along the street frontages. Large, 48”-box Thornless Mesquite and Date Palms are clustered around the southern building’s patio along Pecos Road, near both buildings’ porte cocheres, and at the site’s southeastern end (Pecos/Pennington intersection) to provide an

attractive entry statement for the project. Date Palms are also placed adjacent to the swimming pools and framing the driveway from Pennington Drive. Evergreen Elms, Desert Museum Palo Verdes, and Willow Acacias are used in clusters and rows throughout the project. A small cluster of citrus trees is proposed adjacent to the Building A patio. Due to its strong reliance on underground retention, the landscaping does not include the large berms and swales typical for these types of projects, but rather uses only small berms as aesthetic additions to the landscape.

SIGNAGE

The application proposes one monument sign at the northwest corner of Pecos Road and Pennington Drive, and a second monument sign east of Building A's porte cochere along Pennington Drive. The monument signs, which are identical, each are 6'-tall by 12'-wide with stucco column and hardi-board parapet forms and colors that draw from the building architecture. In the center of each sign is a slate tile panel with the project name ("Palms Resort") and description ("Seniors Retirement Resort") in raised black letters. The signs will be downlit by recessed lamps located within the sign cap, with no other lighting provided. No building signage is proposed.

PHASING

The project will be constructed in two phases. Phase I includes Building A (the northern building) and all improvements north from the drive aisle that separates the buildings. A recommended condition also requires a temporary second access from the underground parking garage to be constructed to the south of Building A. The temporary access will be removed for the construction of Building B.

According to the applicant, building permits will be applied for shortly after City Council approval. It is anticipated that Phase II construction will begin immediately following Phase I completion, depending on demand.

DISCUSSION

Planning Commission and Staff support the request, finding it to be a superior concept and design for this infill parcel near the Chandler Regional Hospital and the Chandler Fashion Center. The use of underground parking and retention allow very efficient use of the land while still meeting applicable Commercial Design Standards. The well-designed buildings, with their varied footprints, stepped back heights, and semi-residential styles, serve as a logical transition from the single-family neighborhood and other adult living complexes to higher-intensity uses along Dobson Road. Due to its design sensitivity with regard to residential neighbors, the project's density is appropriate at this location near major activity centers.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Three neighborhood meetings were held regarding the project: 8/30/07, 5/7/08, and 6/25/08. The first two meetings were held at Conley Elementary School and the third was held at the Downtown Community Center. The three meetings were attended by a total of four neighbors who asked general questions about the project's design, including its appearance from their homes. Two of the neighbors live directly across Pennington Drive from the

project and the other two live farther east to the south of Pecos Road. The closest neighbor also asked about trash dumpsters and site lighting, which are problems for him from the existing Pennington Gardens development, but he is satisfied with the subject project's approach to these issues. Overall, the attending neighbors have expressed support for the project and its design, including its height and density.

- At the time of this writing, Staff is not aware of any opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 7 Opposed: 0

Planning Commission added Condition Nos. 10 and 11 in order to better emphasize the single-story elements and to set off the building entrances more clearly.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of AP08-0002/DVR08-0009 PALMS RESORT RETIREMENT COMMUNITY subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Palms Resort Retirement Community", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0009, except as modified by condition herein.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. 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.

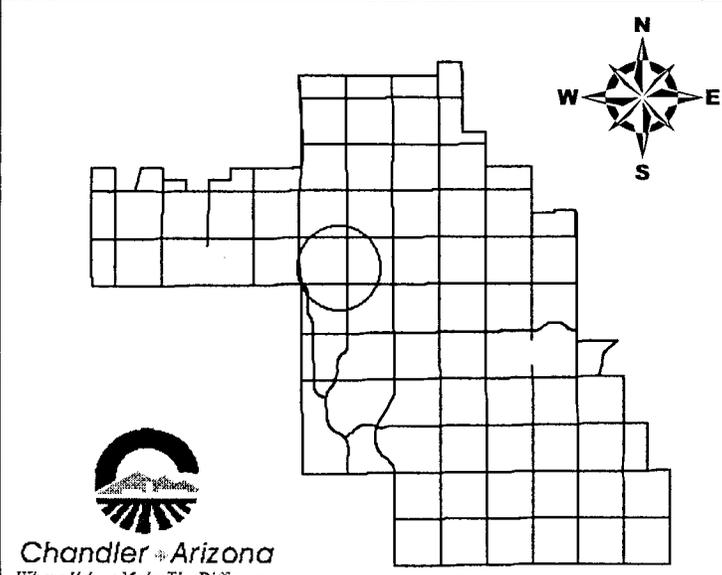
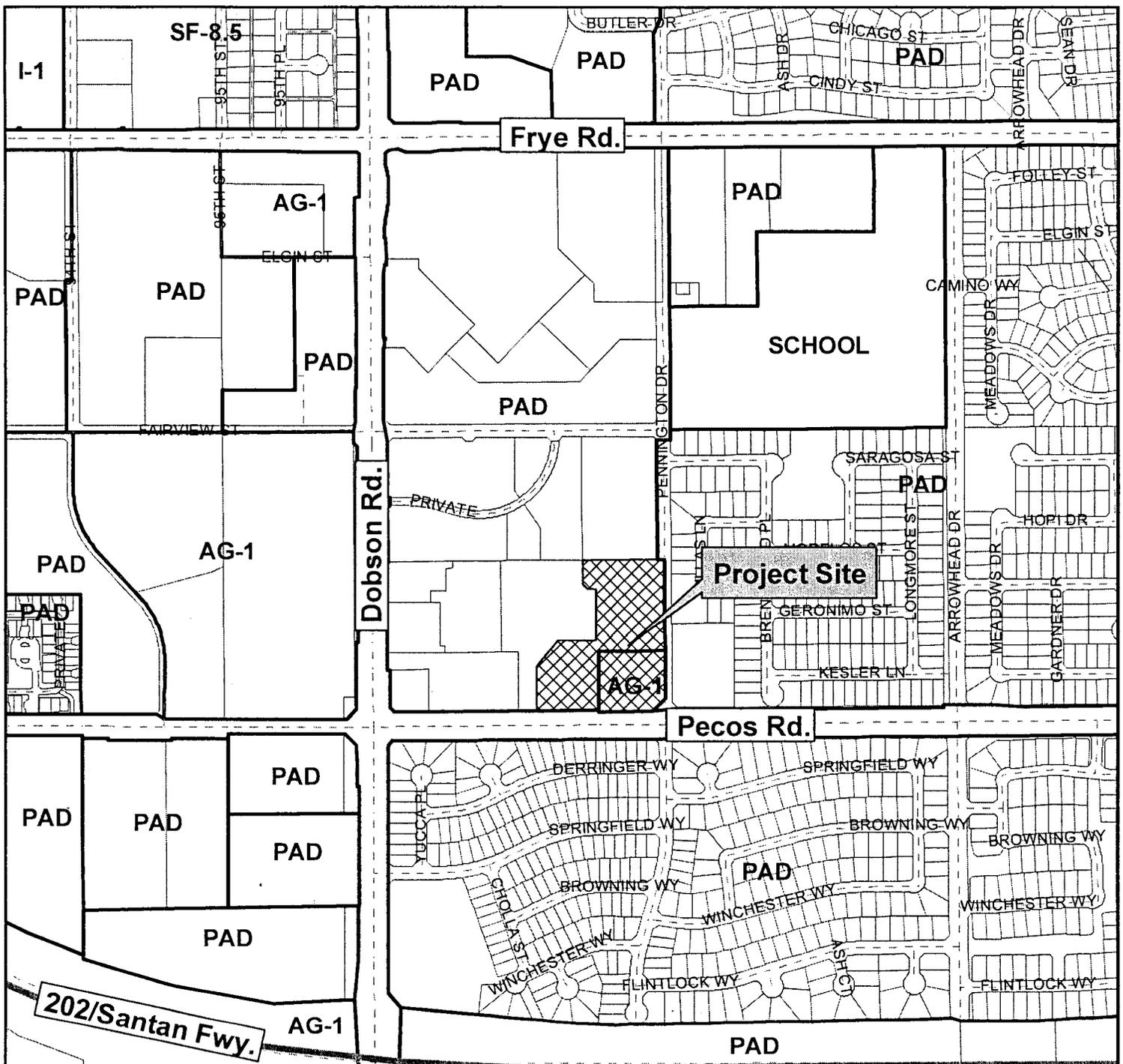
7. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
8. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
9. Unless Phase I and Phase II are constructed simultaneously, Phase I shall include a secondary access ramp that is constructed on the south side of Building A to allow access from the underground garage. The secondary access ramp shall connect only to the site's western access driveway and shall be removed upon commencement of Building B construction.
10. The applicant shall work with staff to provide extended single-story elements on the broad sides of the buildings.
11. The applicant shall work with staff to add stone or some other material in lieu of stucco surrounding the entrances in order to better highlight the entrances.

PROPOSED MOTION

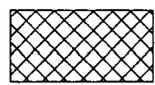
Move to adopt Resolution No. 4222 approving an amendment to the Gateway Area Plan and to introduce and tentatively adopt Ordinance No. 4095 approving Planned Area Development zoning and Preliminary Development Plan in case AP08-0002/DVR08-0009 PALMS RESORT RETIREMENT COMMUNITY subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Gateway Area Plan (existing)
3. Gateway Area Plan (proposed)
4. Site Plan
5. Landscape Plan
6. Building Elevations
7. Perspective View
8. Sign Plan
9. Resolution No. 4222
10. Ordinance No. 4095
11. Development Booklet



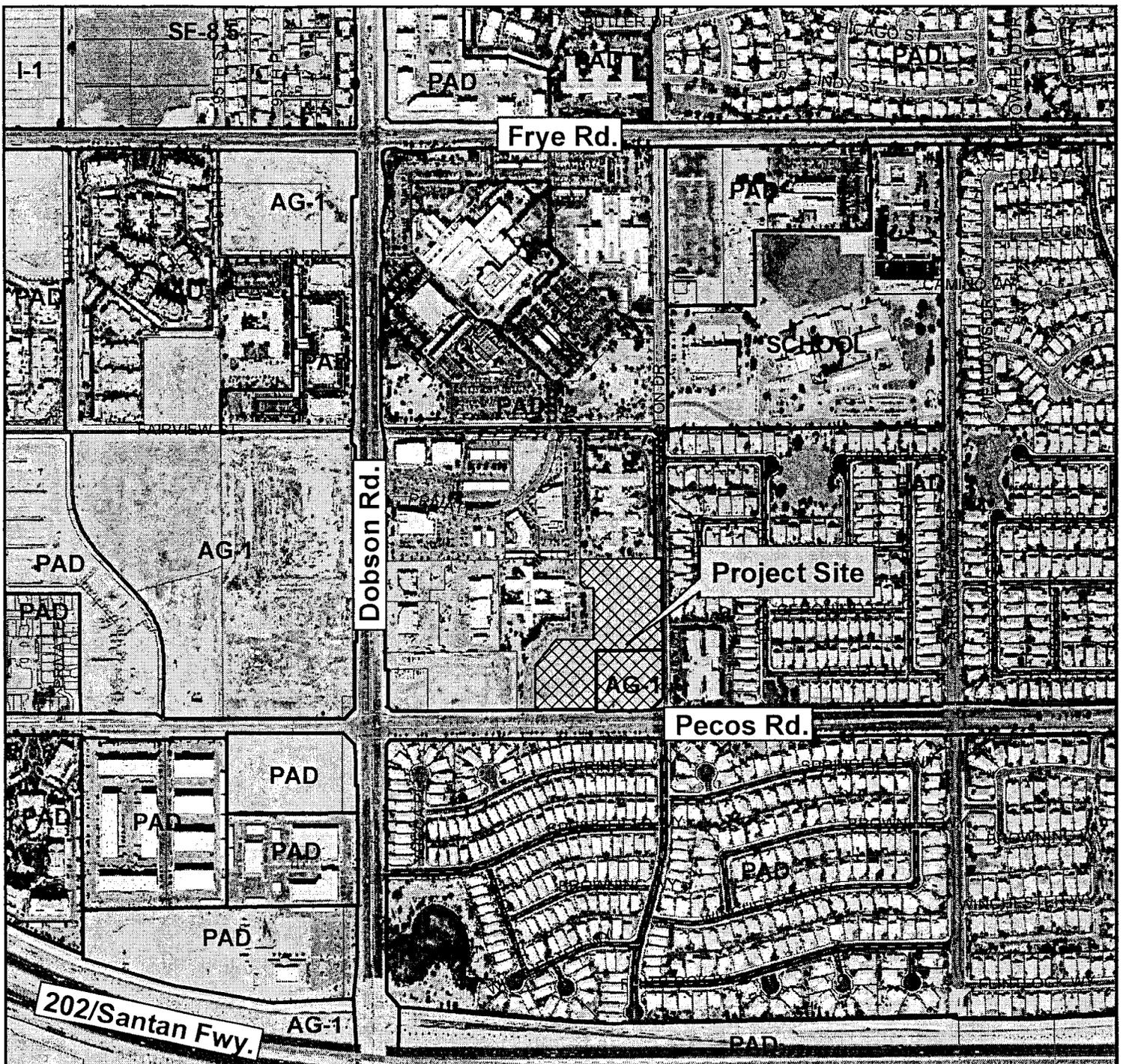
Vicinity Map



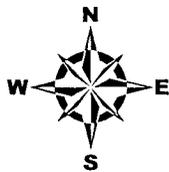
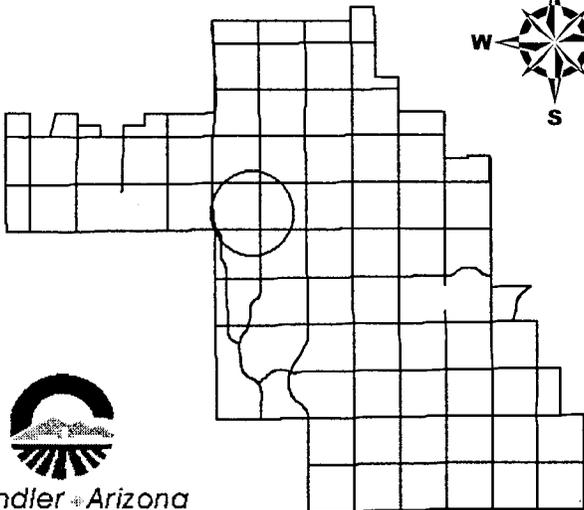
AP08-0002
DVR08-0009

**Area Plan Amendment
The Palms Resort Retirement
Community**





Vicinity Map



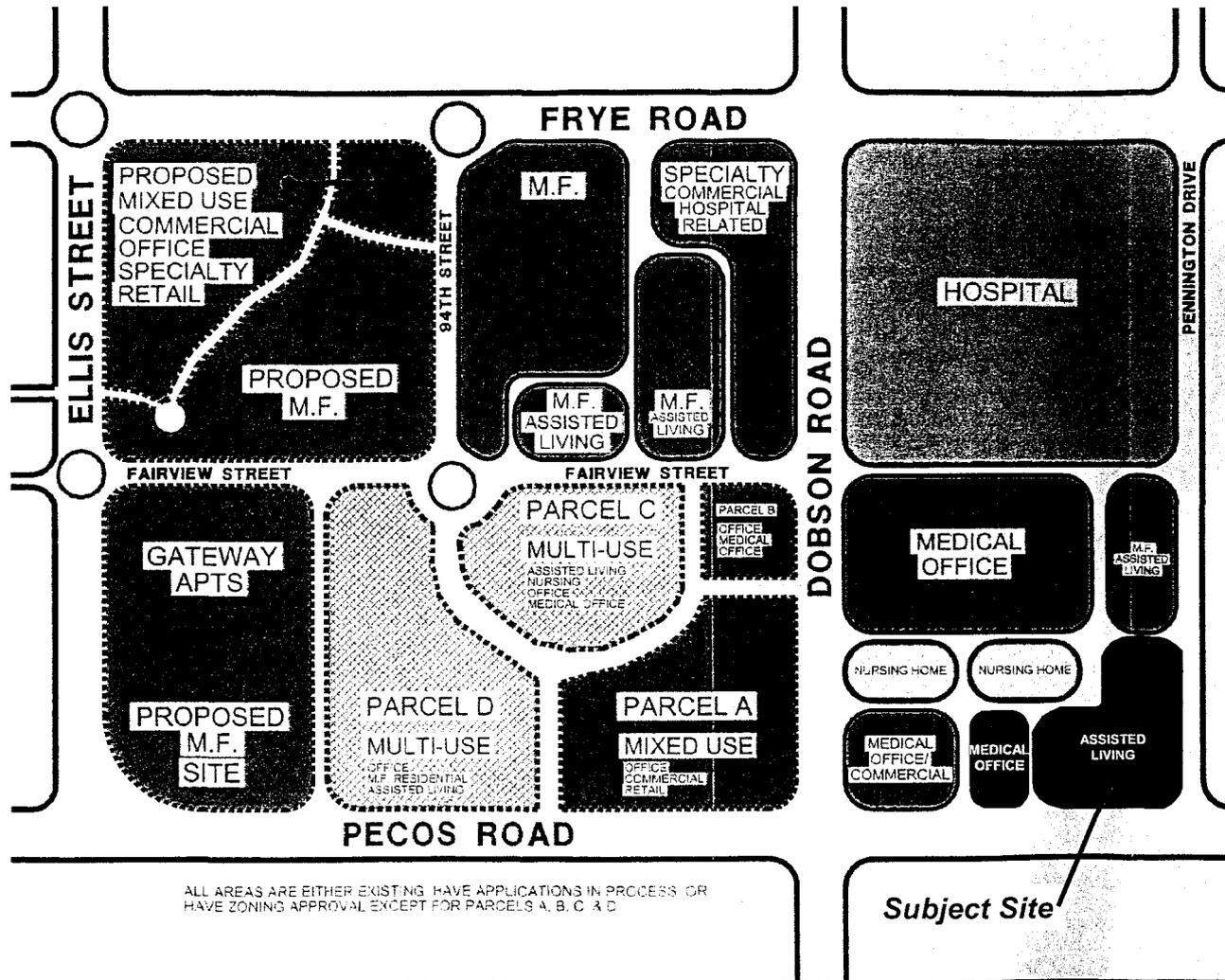
AP08-0002
DVR08-0009

**Area Plan Amendment
The Palms Resort Retirement
Community**

CITY OF CHANDLER 7/22/2008



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ALL AREAS ARE EITHER EXISTING HAVE APPLICATIONS IN PROCESS OR HAVE ZONING APPROVAL EXCEPT FOR PARCELS A, B, C & D

SAN TAN AREA PLAN

NOT TO SCALE

LEGEND

- DEMOTER, RETAIL, HOTEL, OFFICE, MEDICAL OFFICE, COMMERCIAL OFFICE
- DEMOTER, MULTI-FAMILY AND ASSISTED LIVING
- DEMOTER, SINGLE FAMILY
- DEMOTER, MEDIUM DENSITY RESIDENTIAL
- DEMOTER, INDUSTRIAL AND BUSINESS PARK
- DEMOTER, HOSPITAL AND SCHOOL

/// DEMOTER, FREEWAY

GATEWAY
CONTEXT PLAN

CHANDLER, ARIZONA

EXISTING OR APPROVED LAND USES

PROPOSED LAND USES

SCALE: N.T.S.

NORTH

WHITNEYBELL ARCHITECTS INC
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
(602)255-1881



1:01

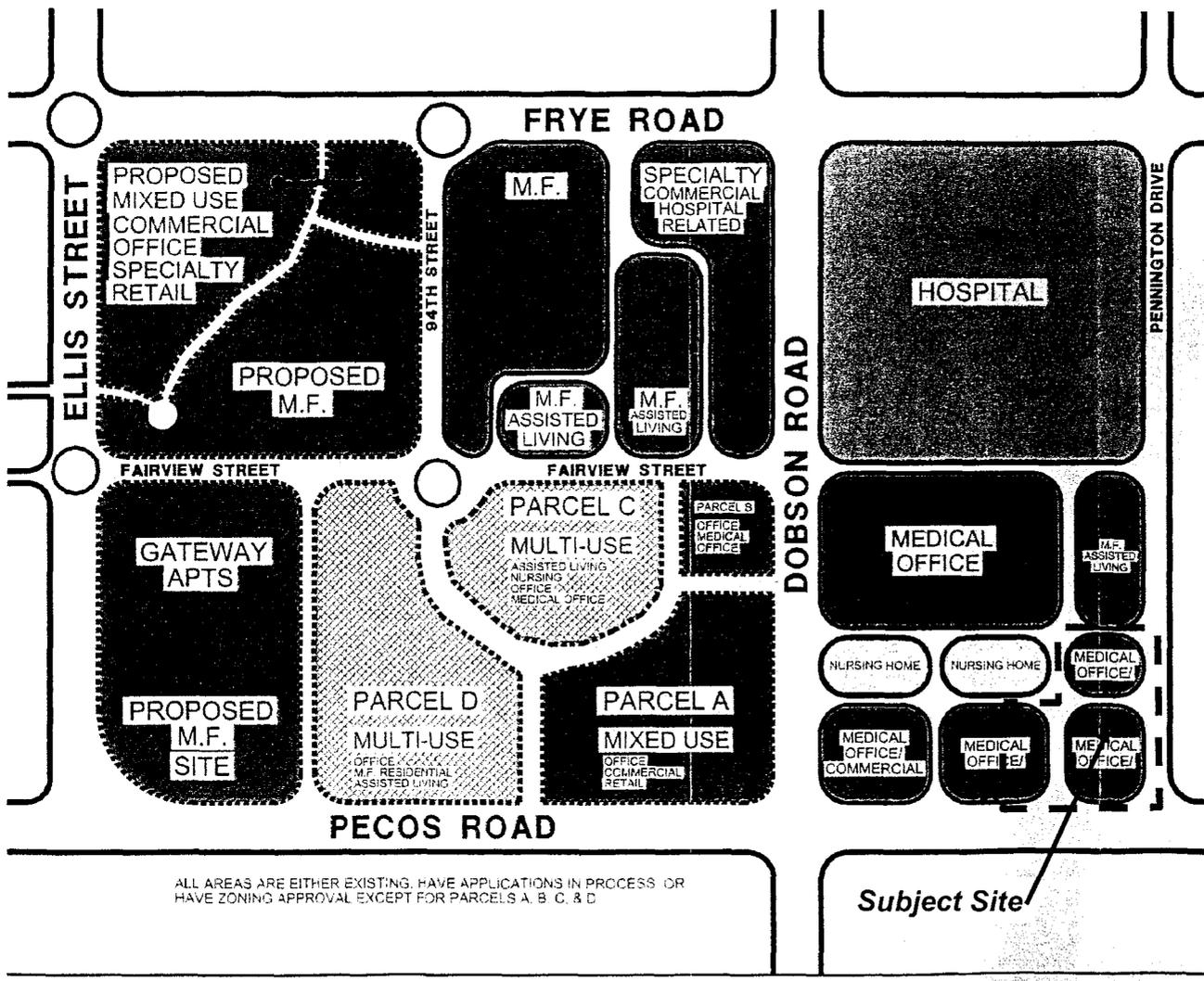
WHITNEYBELL ARCHITECTS INC

1997-98, 1999

SAN TAN AREA PLAN

Proposed San Tan Area Plan

Exhibit D



ALL AREAS ARE EITHER EXISTING, HAVE APPLICATIONS IN PROCESS OR HAVE ZONING APPROVAL EXCEPT FOR PARCELS A, B, C, & D

SAN TAN AREA PLAN

NOT TO SCALE

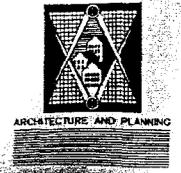
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 - DEMOTES MULTI-FAMILY AND ASSISTED LIVING
 - DEMOTES SINGLE FAMILY
 - DEMOTES MEDIUM DENSITY RESIDENTIAL
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 - DEMOTES HOSPITAL AND SCHOOL
 - ▨ DEMOTES FREEWAY

GATEWAY
CONTEXT PLAN
CHANDLER, ARIZONA

- EXISTING OR APPROVED LAND USES
- ▨ PROPOSED LAND USES

SCALE: N.T.S.
NORTH

WHITNEYBELL ARCHITECTS INC
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
(602)285-1881



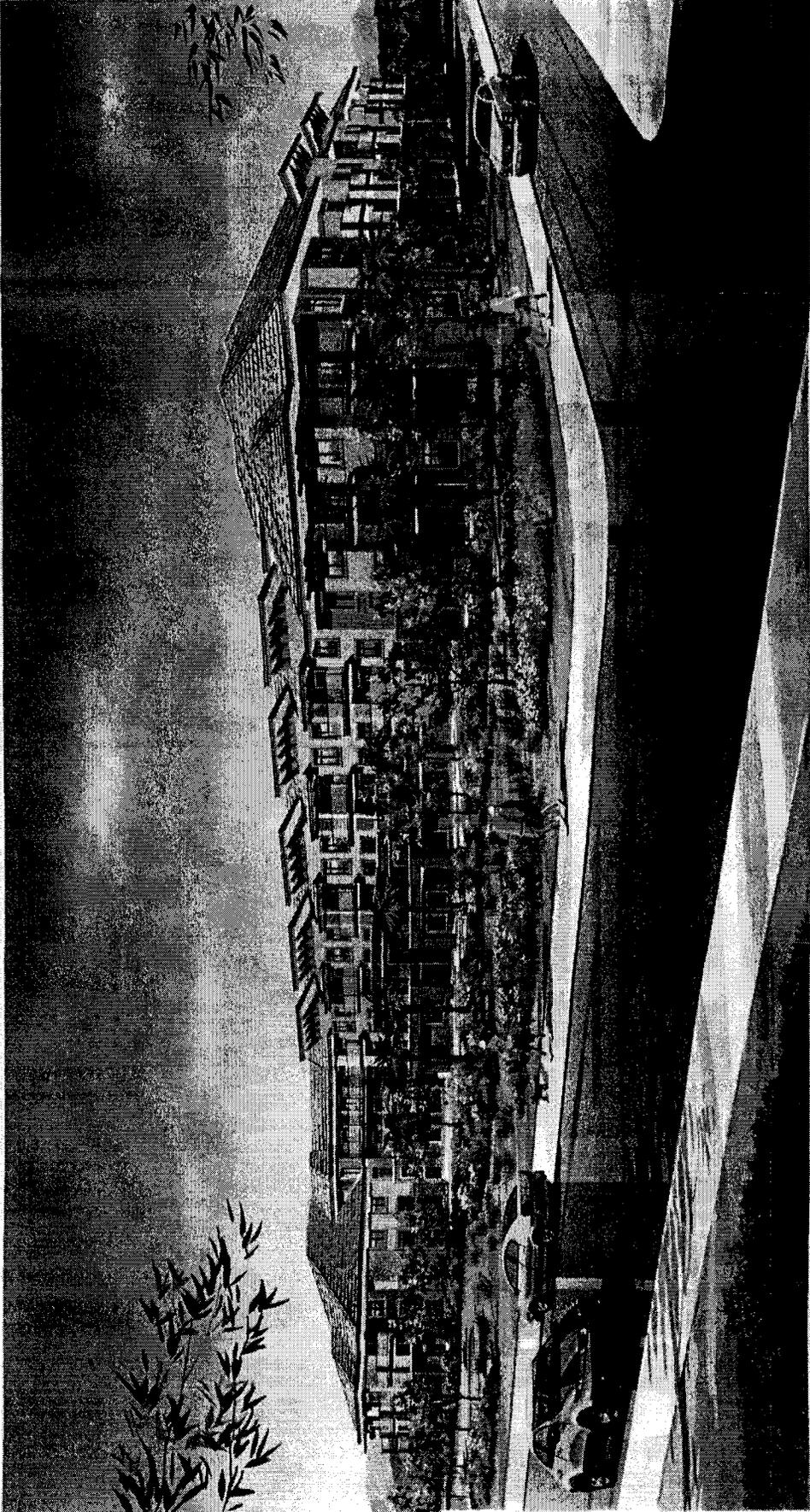
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WHITNEYBELL ARCHITECTS INC
MAY 14, 1999
SAN TAN AREA PLAN

Subject Site

Existing San Tan Area Plan

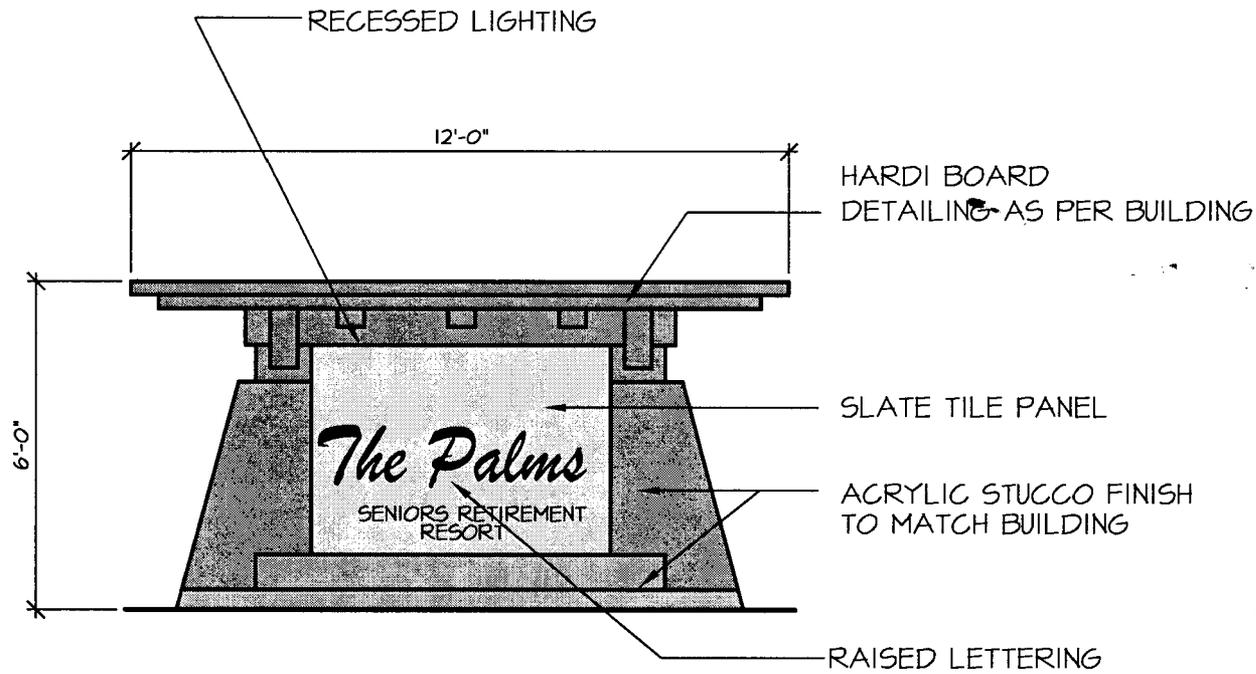
Exhibit C



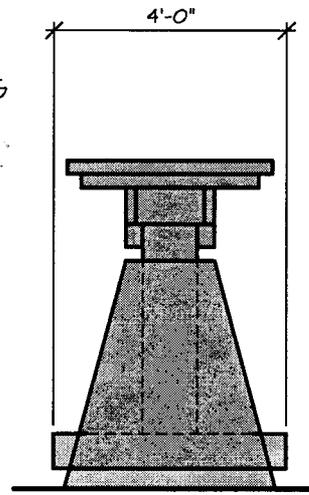
MAJQ MAJQ

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MAJQ



FRONT ELEVATION



SIDE ELEVATION

MONUMENT SIGN

RESOLUTION NO. 4222

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "GATEWAY AREA PLAN" FROM MEDICAL OFFICE TO ASSISTED LIVING ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF PECOS ROAD AND PENNINGTON DRIVE.

WHEREAS, an interest has been expressed in seeking approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located at the northwest corner of Pecos Road and Pennington Drive; and

WHEREAS, the Land Use Element of the Chandler General Plan as adopted by the City Council requires the preparation of a neighborhood plan (Area Plan); and

WHEREAS, an existing area plan, the "Gateway Area Plan" has been adopted for the area bounded by Ellis Street, Pecos Road, Pennington Drive, and Frye Road;

WHEREAS, the applicant prepared this amendment to the existing "Gateway 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 Gateway Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on August 6, 2008, 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 _____, 2008.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

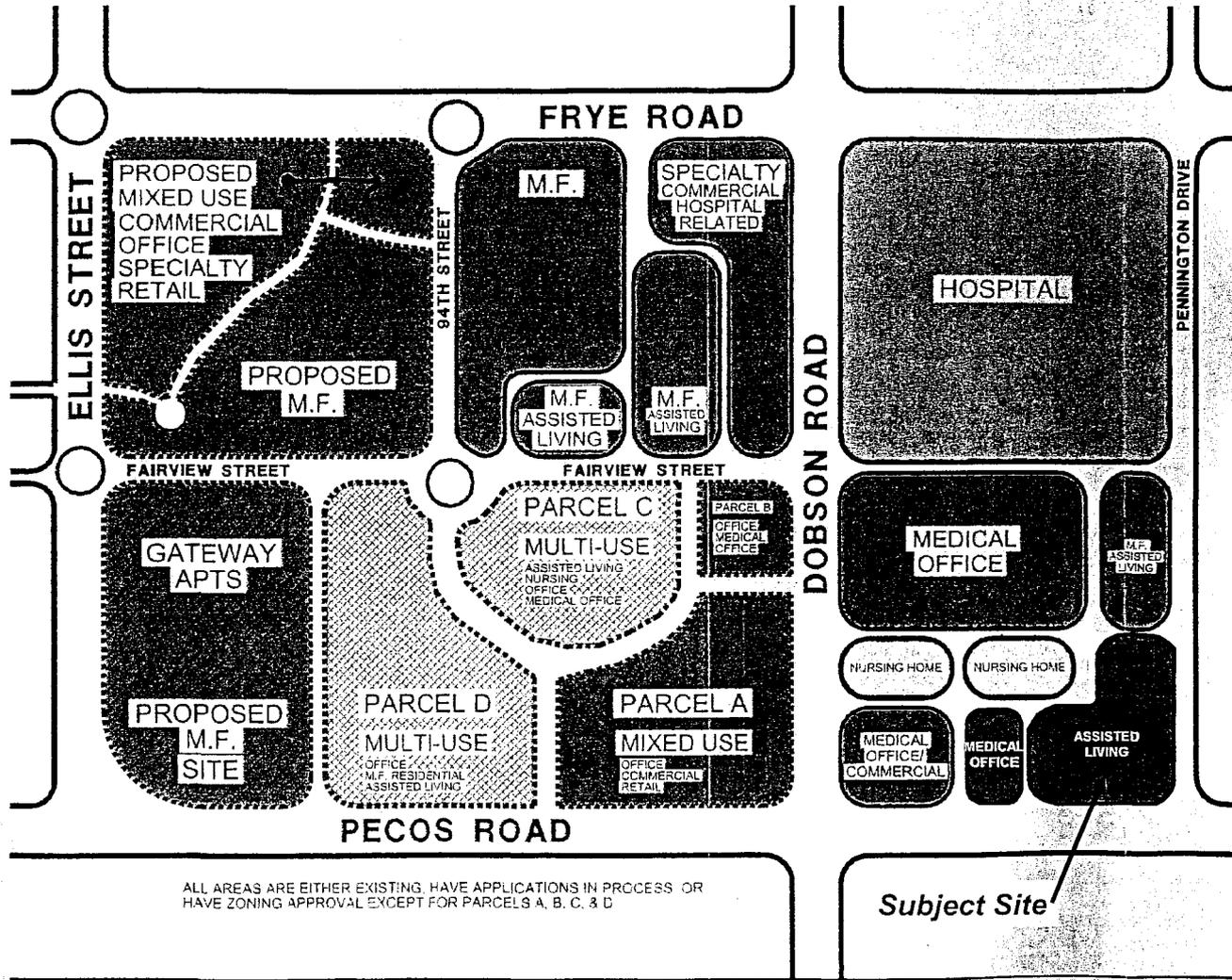
I HEREBY CERTIFY that the above and foregoing Resolution No. 4222 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the _____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

GAB



ALL AREAS ARE EITHER EXISTING, HAVE APPLICATIONS IN PROCESS OR HAVE ZONING APPROVAL EXCEPT FOR PARCELS A, B, C, & D

SAN TAN AREA PLAN

NOT TO SCALE

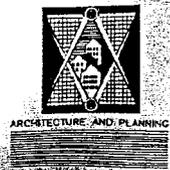
- LEGEND**
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GATEWAY
CONTEXT PLANNING
CHANDLER, ARIZONA

- EXISTING OR APPROVED LAND USES
- PROPOSED LAND USES



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



1.01

WHITNEYBELL ARCHITECTS INC
SAN TAN AREA PLAN

*Proposed San Tan Area Plan
Exhibit D*

ORDINANCE NO. 4095

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) AND PLANNED AREA DEVELOPMENT (PAD) MEDICAL OFFICE TO PAD ASSISTED LIVING (DVR08-0009 PALMS RESORT RETIREMENT COMMUNITY) 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 Agricultural District (AG-1) and Planned Area Development (PAD) Medical Office to PAD Assisted Living subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Palms Resort Retirement Community", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0009, except as modified by condition herein.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. 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.
7. Approval by the Director of Planning and Development of plans for landscaping 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. Unless Phase I and Phase II are constructed simultaneously, Phase I shall include a secondary access ramp that is constructed on the south side of Building A to allow access from the underground garage. The secondary access ramp shall connect only to the site's western access driveway and shall be removed upon commencement of Building B construction.
10. The applicant shall work with staff to provide extended single-story elements on the broad sides of the buildings.
11. The applicant shall work with staff to add stone or some other material in lieu of stucco surrounding the entrances in order to better highlight the entrances.

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 _____, 2008.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4095 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GBB*

PUBLISHED:

Exhibit "A"
Legal Description

Parcel No. 1:

Commencing at the Southwest corner of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Thence North 89 degrees 49 minutes 29 seconds East, along the South line of the said Section 32, 743.70 feet;

Thence North 00 degrees 01 minute 32 seconds East, 33.00 feet to the point of beginning;

Thence North 00 degrees 01 minute 32 seconds East, 232.00 feet;

Thence North 40 degrees 01 minute 32 seconds East, 152.09 feet;

Thence South 89 degrees 58 minutes 28 seconds East, 168.22 feet;

Thence North 00 degrees 01 minute 32 seconds West, 232.00 feet;

Thence North 89 degrees 58 minutes 28 seconds West, 40 feet;

Thence North 44 degrees 58 minutes 28 seconds West, 28.28 feet;

Thence North 00 degrees 01 minute 32 seconds East, 110.00 feet;

Thence North 89 degrees 54 minutes 19 seconds East, 371.58 feet;

Thence South 00 degrees 00 minutes 53 seconds West, 409.37 feet (measured), 409.30 feet (record) to a point on the Northeast corner of property described in Document No. 2003-1608392, records of Maricopa County, Arizona;

Thence South 89 degrees 49 minutes 29 seconds West, along the North line of the above mentioned property, 300.00 feet to the Northwest corner of property described in above said document;

Thence South 00 degrees 00 minutes 53 seconds West, along the West line of above mentioned property, 300.00 feet to the North right-of-way line of Pecos Road;

Thence South 89 degrees 49 minutes 29 seconds West, along said North right-of-way line, 277.70 feet to the point of beginning;

Except that portion conveyed to the City of Chandler, an Arizona municipal corporation in General Warranty Deed recorded in Document No. 2003-869630, Maricopa County Records, described as follows:

The North 32.00 feet of the South 65.00 feet, thereof.

Parcel No. 2:

The South half of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the South 33.00 feet and the West 360.72 feet, thereof; and

Except that portion conveyed to the City of Chandler, an Arizona municipal corporation in General Warranty Deed recorded in Document No. 2003-1608393, Maricopa County Records, described as follows:

Commencing at the Southwest corner of said Section 32, said corner being monumented with a brass cap in a hand hole;

Thence North 89 degrees 25 minutes 15 seconds East, along the South line of the Southwest quarter of said Section 32, 1,021.45 feet to a point on the East line of the West 360.72 feet of said South half of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 32;

Thence North 00 degrees 23 minutes 08 seconds West, along said East line, 33.00 feet to the point of beginning;

Thence continuing North 00 degrees 23 minutes 08 seconds West, along said East line, 25.00 feet;

Thence departing said East line, North 89 degrees 25 minutes 15 seconds East, parallel with, and 58.00 feet North of, said South line, 240.98 feet;

Thence North 44 degrees 30 minutes 33 seconds East, 83.57 feet to a point on the East line of said South half of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 32;

Thence South 00 degrees 04 minutes 09 seconds East, along last said East line, 84.00 feet;

Thence South 89 degrees 25 minutes 15 seconds West, parallel with, and 33.00 feet North of, said South line, 299.99 feet to the point of beginning.