

#14

JUL 30 2009



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

**MEMORANDUM**                      **Planning and Development – CC Memo No. 09-069**

**DATE:**            JULY 6, 2009

**TO:**                MAYOR AND CITY COUNCIL

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

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

**SUBJECT:**        PDP08-0041 THE OFFICES AT SPRINGFIELD MARKETPLACE

**Request:**        Preliminary Development Plan (PDP) approval for an office and retail development

**Location:**       Southeast corner of Gilbert and Riggs Roads

**Project Info:**    Approx. 10 gross (9 net) acres of a larger 14 acre commercial parcel. Approx. 73,088 square feet of building area including 43,912 square feet of general office, 12,425 square feet of medical office, and 16,751 square feet of retail/restaurant.

**Applicant:**       Burch & Cracchiolo, P.A. – Brennan Ray

**Property Owner:**    The Jonah Project, LLC

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan (PDP) request subject to conditions.

**BACKGROUND**

The request is for PDP approval for site layout and building architecture on property located at the southeast corner of Gilbert and Riggs Roads. The property surrounds an existing Walgreens store and a future bank pad east of the Walgreens. The property is currently zoned PAD for Community Commercial (C-2) uses. The development request includes general office, medical office, and retail/restaurant uses, which is consistent with the existing zoning. The subject

property is approximately 9 net acres of a larger 14 acre commercial parcel that was zoned PAD for commercial use in 1998 as part of the Springfield Lakes square mile master area plan. In April 2004, a PDP was approved for the subject site, which included the Walgreens building, a future bank pad, and a commercial retail center. The Walgreens building pad was permitted to develop first given the building and property size in accordance with the Zoning Code development standards.

The property is a part of the Southeast Chandler Area Plan. The General Plan and Southeast Chandler Area Plan designate the intersection of Gilbert Road and Riggs Road as a Commercial Node and Major Entry Gateway. Surrounding development includes single-family residences south and east of the commercial property. The intersection of Gilbert and Riggs Roads includes an existing Albertson's anchored shopping center at the southwest corner, an approved Safeway anchored shopping center at the northwest corner, and the northeast corner is zoned for future neighborhood commercial development, which recently received PDP approval for a portion of the site.

The proposed commercial development is predominantly general and medical offices with ancillary retail/restaurant shop space to provide services to the office complex and provide a larger retail component in conjunction with existing retail pads. Approximately 73,088 square feet of building area is proposed including 43,912 square feet of general office, 12,425 square feet of medical office, and 16,751 square feet of retail/restaurant.

The development incorporates Commercial Design Standards and Southeast Chandler Area Plan Commercial Design Guidelines. These include specialized treatments, unique architecture, pedestrian amenities, seating areas, and rural-themes that reflect a rural character for Southeast Chandler, more information is detailed in the Development Booklet.

The commercial development is designed to be pedestrian friendly. Pedestrian pathways exist at the intersection of Gilbert and Riggs Roads utilizing colored concrete paving leading to the Walgreens building. There are internal pedestrian pathways linking the retail pads to the office development. The office buildings are clustered together and oriented around pedestrian pathways and seating areas with special features. The retail/restaurant pad includes a covered seating area designed for outdoor dining.

There is an existing rural-themed sculpture of a horse bucking a cowboy at the intersection corner. In addition to this artwork, the development is providing water fountains within the office areas that utilize glass mosaic. An artist is creating a unique design pattern for the fountains interior and exterior. The fountains include a lighted element and a birthday-cake like water tower with cascading water in the center.

Entrances to the site are highlighted with entry drive elements that include textured colored concrete paving, rural-themed steel pipe rail fencing, and tree-lined entryways. Improvements have been completed by the Walgreens development; however, the subject project will include additional trees and shrubs along entrance drives.

The project's architecture successfully captures the rural/agrarian theme of Southeast Chandler and enhances the surrounding community. A variety of design elements and materials reinforce the rural theme using multi-plane pitched corrugated metal roofs and siding, polished c.m.u., integral colored concrete, painted steel elements, wood board and batten, and brick pavers.

Four-sided architecture is achieved by carrying the materials, forms, and finishes around all sides of the buildings including building footprint recesses and pop-outs, and metal canopy projections. Tower elements at ends of buildings provide vertical articulation. The overall building designs are integrated with the design of the existing Walgreens building in regards to paint colors and building materials. The original Springfield Marketplace development plan allowed for the main center to incorporate more building features and design elements than the Walgreens building. The freestanding pads were integrally designed with the shopping center theme and carried an architectural level of detail similar to front facades of the main center. Therefore, the proposed development includes greater design and enhancements on the office and retail buildings than does the existing Walgreens building.

The development provides landscape and building setback buffers from adjacent single-family residential. On the project's south side, the buildings are setback at least 64 feet from the residential property line with a 10-foot landscape strip. On the project's east side, the buildings are setback at least 58 feet from the residential property line with an 11-foot landscape strip. Parking space canopies are located in various locations adjacent to the residential properties, which provide an additional buffer.

The PDP includes a comprehensive sign package. Monument signage is proposed in addition to existing monument signs installed as part of the Walgreens development. The existing signs are included in the Development Booklet for reference. Sign waivers are proposed in regards to sign height and number of panels. The waivers are consistent with signage approvals for other commercial developments of this size. Along Gilbert Road, the 300-foot separation requirement between monument signs is reduced 66 feet. The reduction in separation is requested to alleviate having a monument sign too far south and away from the vehicular entrance drive.

Two monument signs, one along each street frontage, are requested to be a height of 8 feet instead of the maximum allowed 6 feet. The increased height allows for a curved monument sign with planters, columns, and building addressing. In addition, four tenant panels instead of the two panels permitted are requested on each of the 8-foot high monument signs. The increased number of tenant panels is appropriate for the amount of building area within this development. The tenant panels accommodate both office and retail/restaurant tenants in lieu of having separate office monument signs. The signs are designed to compliment the project's architecture including paint colors and materials. The wall's unique design for tenant panels and a landscape planter offer a different streetscape appearance from a perpendicular monument sign. The monument signs compliment and further enhance the street signage that already exists.

Building signage and monument signage utilizes halo or indirect illumination with reverse pan channel letters. The building's letter size is limited to 15% of the building height for all wall-mounted signs.

The development's PAD zoning predates the Late Hour Business Compatibility Policy's adoption; therefore, there are no restrictions on late hour businesses.

The development's phasing plan includes completing all remaining off-site improvements and perimeter landscaping in the first phase. The application requests the development of the office and retail/restaurant buildings to occur as market conditions demand. The phasing plan depicts three areas of the property in which any area may develop first with the associated on-site improvements.

### **DISCUSSION**

Staff finds the proposed development design and site layout to be unique and complimentary to existing development in Southeast Chandler. The project incorporates clustering of buildings around pedestrian areas and water fountain elements offering a pleasant environment. The retail/restaurant buildings are sited along Riggs Road for better visibility and offer a shaded outdoor patio area. The building architecture is rural-themed with a modern twist offering a streetscape presence to passersby and area residents.

Staff supports the requested sign waivers, which are consistent with similar requests on other commercial developments. The signage is architecturally designed to match the development and offers a unique curved wall and planter design.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held April 29, 2009. Approximately 20 area residents attended. The applicant addressed comments and questions regarding type of users in the retail/restaurant buildings, building heights, location of trash containers, timing of development, and traffic access. The applicant conveyed there was no opposition to the project.
- As of the date of this memo, Staff is not aware of any opposition or concerns with this request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

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

Commission added several conditions related to shade tree height in pedestrian areas, signage near residential homes, building elevation design, parking, and the entrance focal point feature. The applicant agrees with these conditions as provided in Condition No's. 10-16 below. Overall, Commission liked the project and conveyed the architectural style and building forms takes agrarian design up a notch for this area of Chandler.

### **RECOMMENDED ACTION**

Planning Commission and Staff, finding consistency with the General Plan and current PAD zoning, recommend approval of the Preliminary Development Plan subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Offices at Springfield Marketplace", kept on file in the City of Chandler Planning Services Division, in File No. PDP08-0041, except as modified by condition herein.
2. Compliance with the original stipulations adopted by the City Council as Ordinance No. 2879, case PL98-0045 Springfield Lakes except as modified by condition herein.
3. Sign panels on the monument signs shall have a decorative panel with tile or stone until a tenant name is located on the sign.
4. Raceway signage shall be prohibited within the development.
5. The commercial development standards shall be in accordance with the requirements of the Southeast Chandler Area Plan.
6. Landscaping shall be in compliance with current Commercial Design Standards.
7. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
8. The site shall be maintained in a clean and orderly manner.
9. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
10. All buildings with this project shall be designed to be consistent in the level of quality, detail, building materials, paint colors, height, and the like as established in the Development Booklet. The developer shall work with Staff to review and approve the building elevations for those not provided in the Development Booklet prior to construction plan submittal.
11. Shade trees within pedestrian gathering/seating areas shall be a minimum height of 12 feet at time of planting.
12. All landscape planter islands shall meet the required length and width in accordance with Zoning Code.
13. Wall-mounted business name signs on wall planes facing directly or partially residential properties along the development's south and east sides shall be non-illuminated.
14. Adjust the north elevation of Office Condo 1 and east elevation of Office Condo 2 providing a tilted wall element.
15. The developer shall work with Staff to enhance the landscape focal point feature off of Gilbert Road.

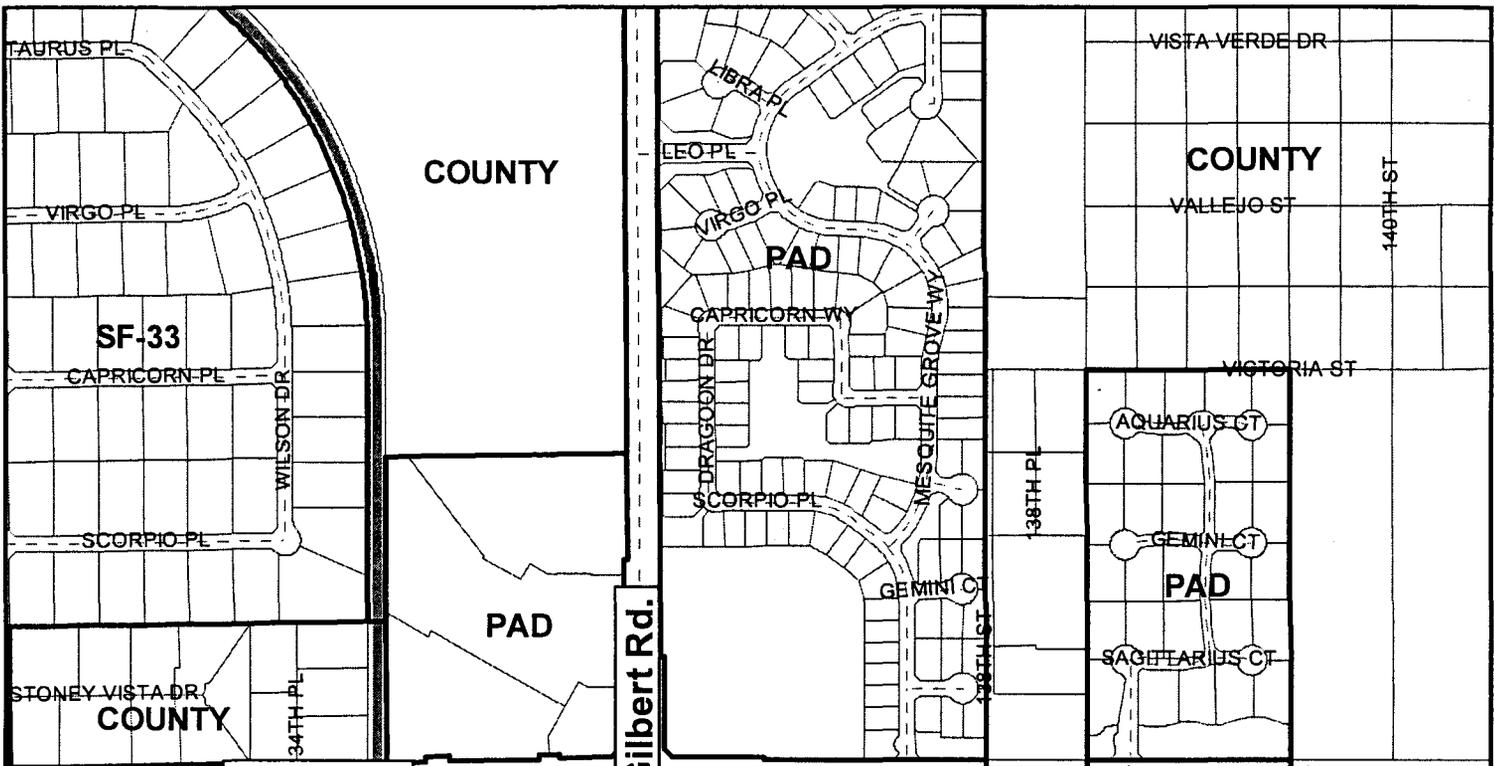
16. The development shall work with Staff to relocate covered parking thereby providing more customer parking closer to the medical office buildings.

**PROPOSED MOTION**

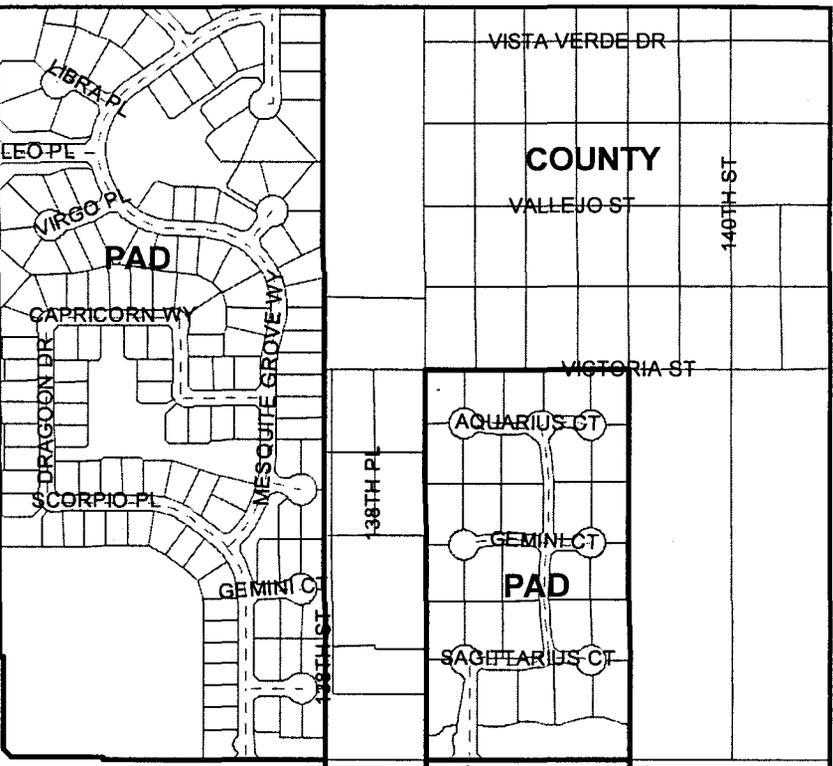
Move to approve Preliminary Development Plan case PDP08-0041 THE OFFICES AT SPRINGFIELD MARKETPLACE, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

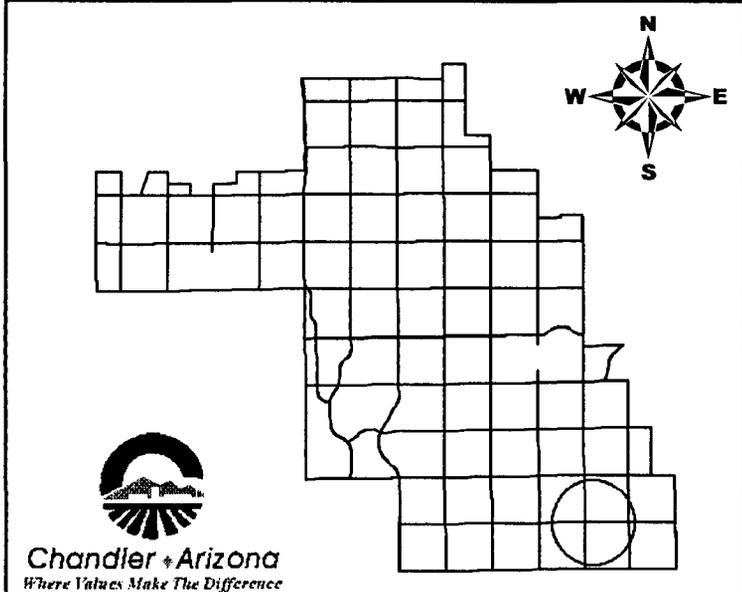
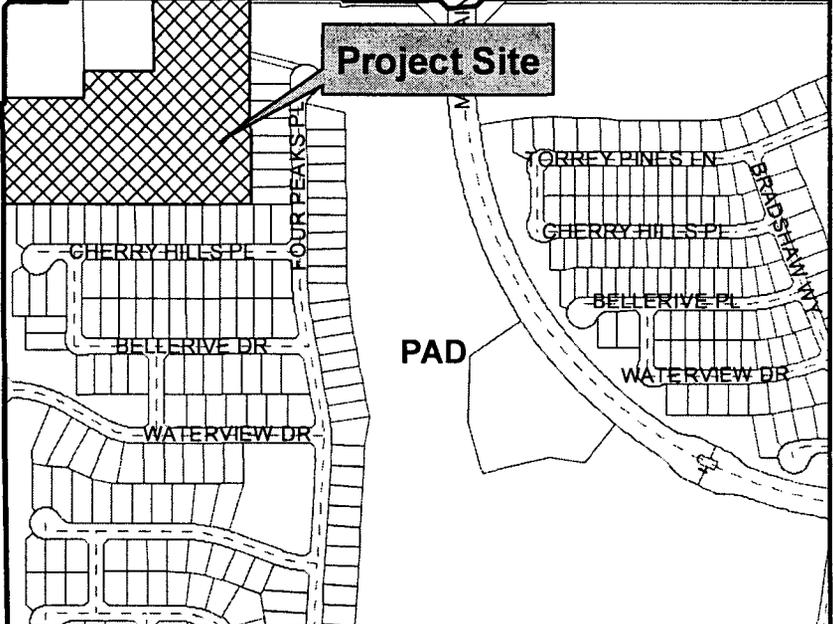
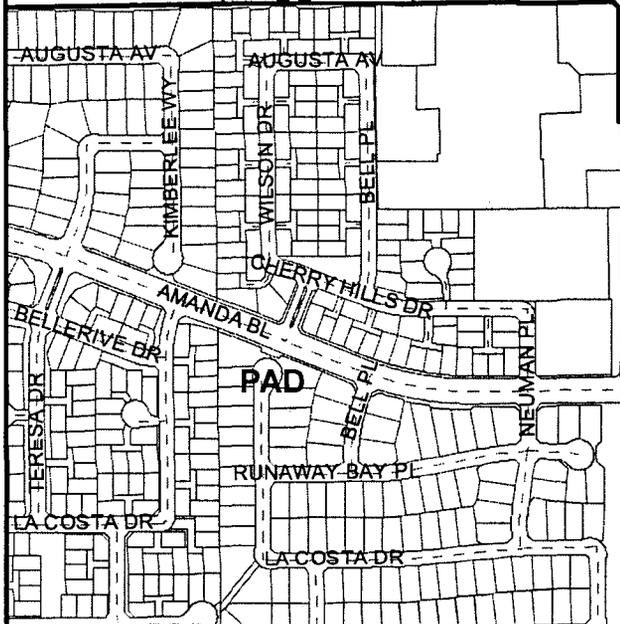
1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Springfield Lakes Master Plan
6. Ordinance No. 2879
7. Development Booklet, Exhibit A



Gilbert Rd.



Riggs Rd.



**Vicinity Map**

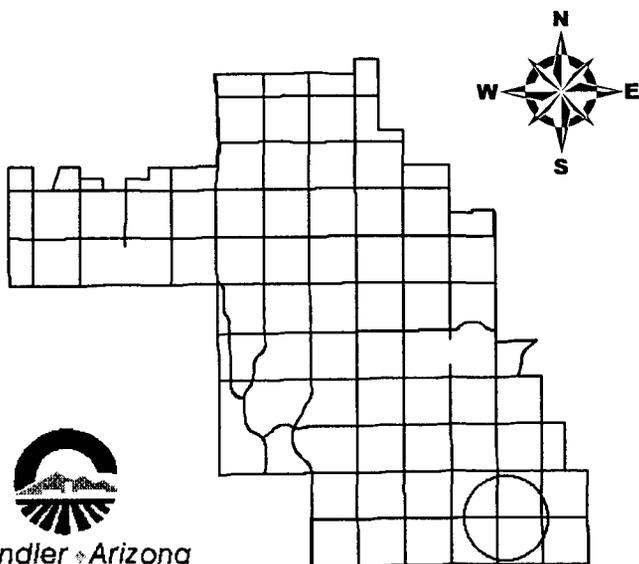
 PDP08-0041

**The Offices at Springfield Marketplace**

CITY OF CHANDLER 11/20/2008



## Vicinity Map



PDP08-0041

The Offices at Springfield  
Marketplace

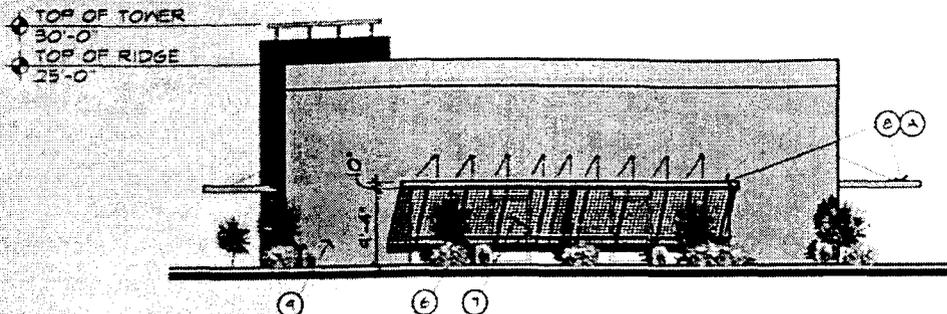


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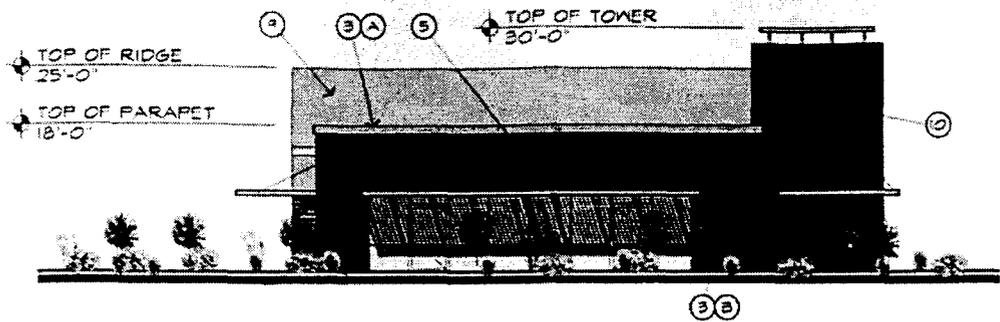
CITY OF CHANDLER 11/20/2008



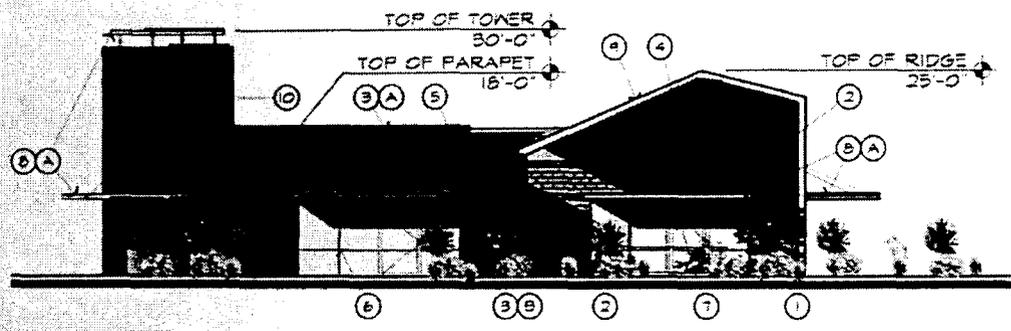




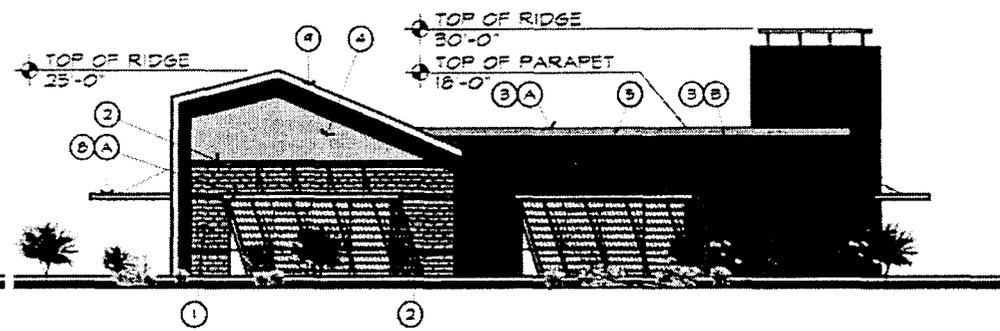
OFFICE CONDO 1 NORTH  
SCALE: 1/16" = 1'-0"



OFFICE CONDO 1 SOUTH  
SCALE: 1/16" = 1'-0"



OFFICE CONDO 1 EAST  
SCALE: 1/16" = 1'-0"

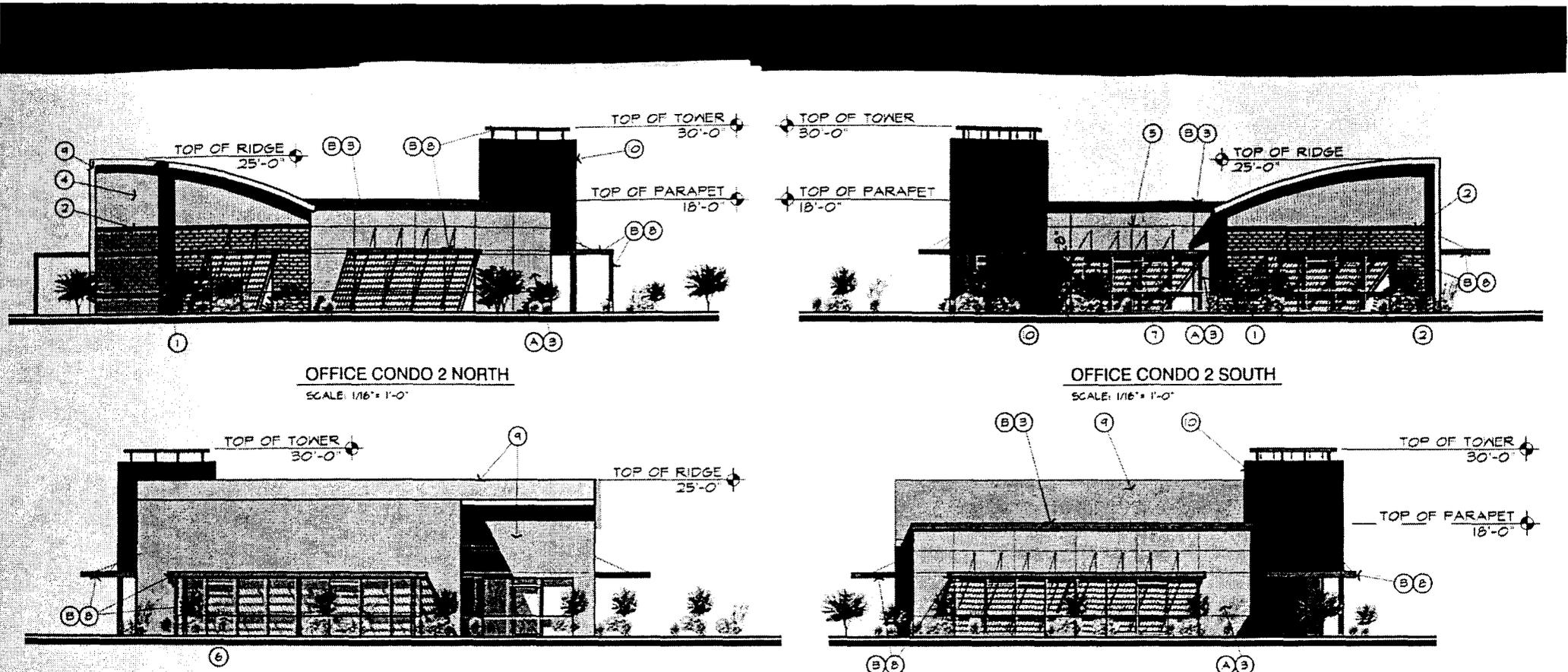


OFFICE CONDO 1 WEST  
SCALE: 1/16" = 1'-0"

 (A)	 (B)	 (C)	 (D)	 (E)	 (F)	 (G)	 (H)
<b>PAINTED STEEL A</b> #1004 SHERWIN WILLIAMS	<b>PAINTED STEEL B</b> #1004 SHERWIN WILLIAMS	<b>STORE FRONT GLAZING</b> LOW-E GLASS	<b>STORE FRONT FRAME</b> CLEAR ANODIZED ALUMINUM	<b>POLISHED CMU</b> WALNUT SUPERLITE BLOCK INC.	<b>POLISHED CMU</b> PAPAGO RED SUPERLITE BLOCK INC.	<b>INTEGRAL COLORED CONCRETE</b> CANYON DAVIS COLORS	<b>INTEGRAL COLORED CONCRETE</b> OUTBACK DAVIS COLORS
 (I)	 (J)	 (K)	 (L)	 (M)	 (N)	 (O)	
<b>CORRUGATED METAL SIDING</b> CHARCOAL GRAY SUCOZZED POLYESTER	<b>CORRUGATED METAL ROOF &amp; SIDING</b> BROWNSTONE KYNAR 500 HYLAR 5000	<b>EIFS A</b> SERAPE #1004 SHERWIN WILLIAMS	<b>EIFS B</b> PENNYWISE #1004 SHERWIN WILLIAMS	<b>WOOD BOARD &amp; BATTEN</b> GOLDEN FLEECE #1004 SHERWIN WILLIAMS	<b>BRICK PAVERS 1</b> CLEAR GALVANIZED	<b>BRICK PAVERS 2</b> CLEAR GALVANIZED	

**Elevation Keynotes**

(1) POLISHED CMU FIELD	(D) PAINTED TUBE STEEL
(2) POLISHED CMU ACCENT	(H) CORRUGATED METAL ROOFING & SIDING
(3) EIFS STEEL TROWEL FINISH	(I) CORRUGATED METAL SIDING
(4) WOOD BOARD & BATTEN	
(5) CONTROL JOINTS	
(6) CLEAR ANODIZED STORE FRONT SYSTEM	
(7) WOOD DOOR FRAME	



**OFFICE CONDO 2 NORTH**  
SCALE: 1/16" = 1'-0"

**OFFICE CONDO 2 SOUTH**  
SCALE: 1/16" = 1'-0"

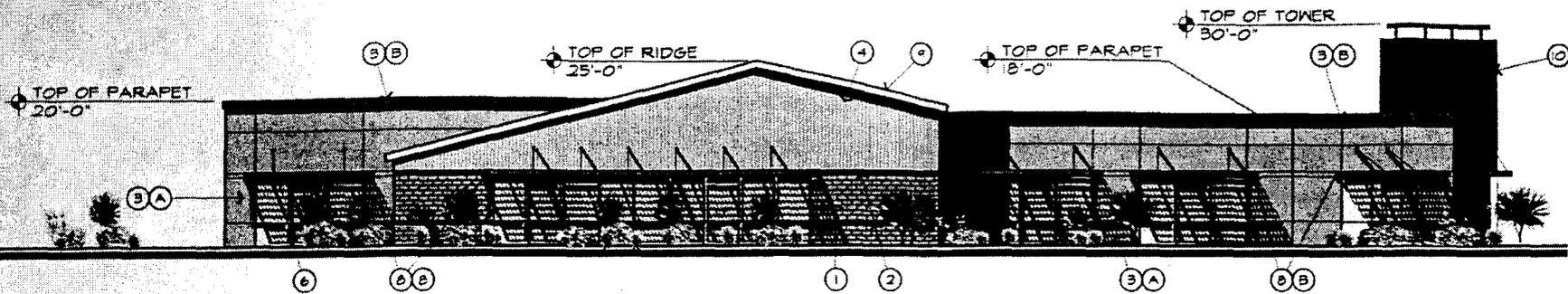
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SCALE: 1/16" = 1'-0"

**OFFICE CONDO 2 WEST**  
SCALE: 1/16" = 1'-0"

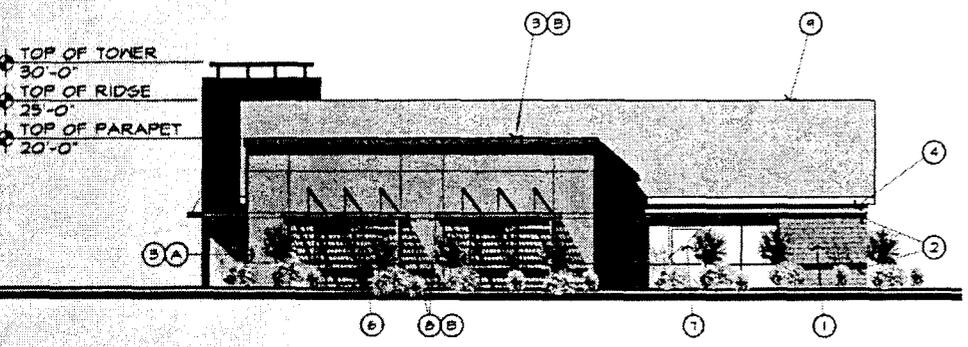
 <b>PAINTED STEEL A</b> SERAPE #6584 SHERWIN WILLIAMS	 <b>PAINTED STEEL B</b> PENNYWISE #6349 SHERWIN WILLIAMS	 <b>STORE FRONT GLAZING</b> LOW E GLASS	 <b>STORE FRONT FRAME</b> CLEAR ANODIZED ALUMINUM	 <b>POLISHED CMU</b> WALNUT SUPERLITE BLOCK INC	 <b>POLISHED CMU</b> PAPAGO RED SUPERLITE BLOCK INC	 <b>INTEGRAL COLORED CONCRETE</b> CANYON DAVIS COLORS	 <b>INTEGRAL COLORED CONCRETE</b> OUTBACK DAVIS COLORS
 <b>CORRUGATED METAL SIDING</b> CHARCOAL GRAY SULCONIZED POLYESTER	 <b>CORRUGATED METAL ROOF &amp; SIDING</b> BROWNSTONE KYNAR 500/51LAR 5000	 <b>EIFS A</b> SERAPE #6584 SHERWIN WILLIAMS	 <b>EIFS B</b> PENNYWISE #6349 SHERWIN WILLIAMS	 <b>WOOD BOARD &amp; BATTEN</b> GOLDEN FLEECE #6388 SHERWIN WILLIAMS	 <b>BRICK PAVERS 1</b> CLEAR GALVANIZED	 <b>BRICK PAVERS 2</b> CLEAR GALVANIZED	

**Elevation Keynotes**

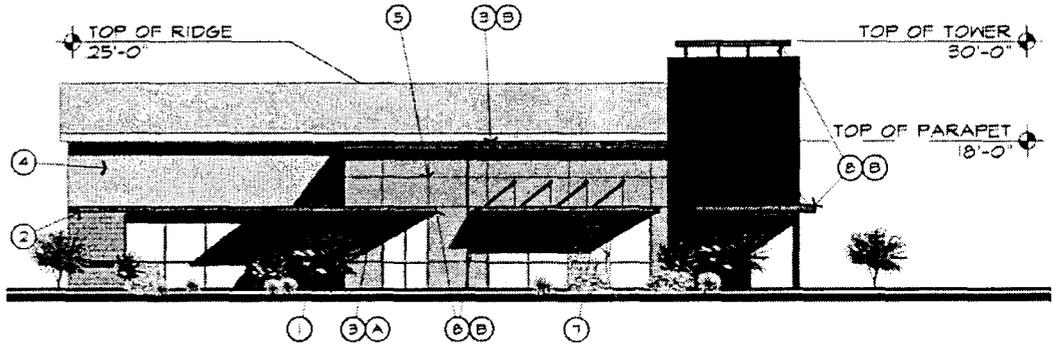
① POLISHED CMU FIELD	Ⓟ PAINTED TUBE STEEL
② POLISHED CMU ACCENT	Ⓢ CORRUGATED METAL ROOFING & SIDING
③ EIFS STEEL TROWEL FINISH	Ⓣ CORRUGATED METAL SIDING
④ WOOD BOARD & BATTEN	
⑤ CONTROL JOINTS	
⑥ CLEAR ANODIZED STORE FRONT SYSTEM	
⑦ WOOD DOOR FRAME	



**OFFICE CONDO 7 SOUTH**  
SCALE: 1/16" = 1'-0"



**OFFICE CONDO 7 WEST**  
SCALE: 1/16" = 1'-0"



**OFFICE CONDO 7 EAST**  
SCALE: 1/16" = 1'-0"

 <b>B</b>	 <b>8</b>		 <b>6</b>	 <b>1</b>	 <b>2</b>		
<b>PAINTED STEEL A</b> SERAPE #638F SHERWIN WILLIAMS	<b>PAINTED STEEL B</b> PENNYWISE #638F SHERWIN WILLIAMS	<b>STORE FRONT GLAZING</b> LOW E GLASS	<b>STORE FRONT FRAME</b> CLEAR ANODIZED ALUMINUM	<b>POLISHED CMU</b> WALNUT SUPERLITE BLOCK INC	<b>POLISHED CMU</b> PARAGO RED SUPERLITE BLOCK INC	<b>INTEGRAL COLORED CONCRETE</b> CANYON DAVIS COLORS	<b>INTEGRAL COLORED CONCRETE</b> OUTBACK DAVIS COLORS
 <b>10</b>	 <b>4</b>	 <b>9</b>	 <b>9</b>	 <b>4</b>			
<b>CORRUGATED METAL SIDING</b> CHARCOAL GRAY SILICONIZED POLYESTER	<b>CORRUGATED METAL ROOF &amp; SIDING</b> BROWNSTONE KYNAR 500 HYLAR 5000	<b>EIFS A</b> SERAPE #638F SHERWIN WILLIAMS	<b>EIFS B</b> PENNYWISE #638F SHERWIN WILLIAMS	<b>WOOD BOARD &amp; BATTEN</b> GOLDEN FLEECE #638F SHERWIN WILLIAMS	<b>BRICK PAVERS 1</b> CLEAR GALVANIZED	<b>BRICK PAVERS 2</b> CLEAR GALVANIZED	

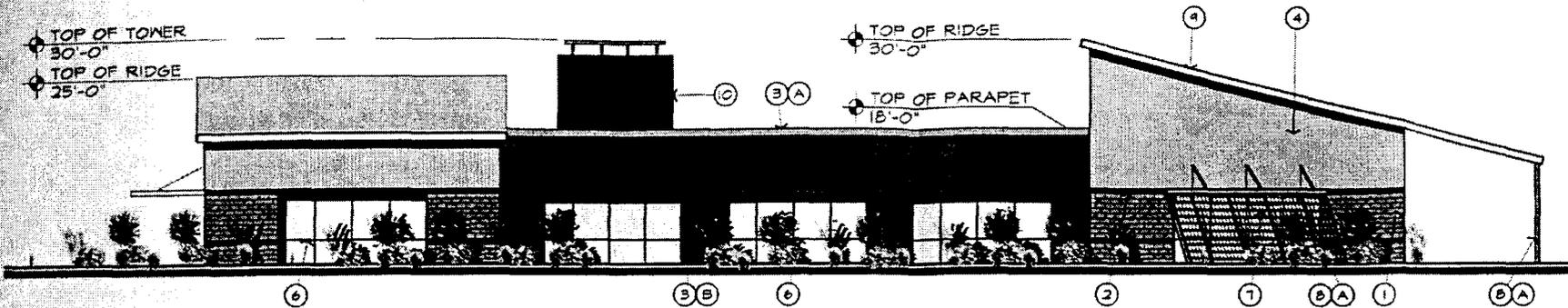
- Elevation Keynotes**
- 1** POLISHED CMU FIELD
  - 2** POLISHED CMU ACCENT
  - 3** EIFS STEEL TROWEL FINISH
  - 4** WOOD BOARD & BATTEN
  - 5** CONTROL JOINTS
  - 6** CLEAR ANODIZED STORE FRONT SYSTEM
  - 7** WOOD DOOR FRAME
  - 8** PAINTED TUBE STEEL
  - 9** CORRUGATED METAL ROOFING & SIDING
  - 10** CORRUGATED METAL SIDING

**KK&A**  
architects

KK&A Architects, Inc.  
1414 west broadway road  
tempe, az 85282

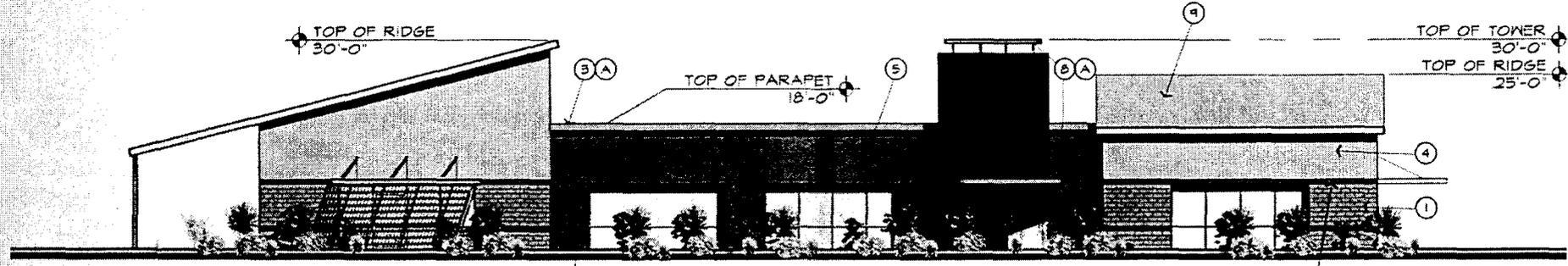
(480) 214-1060  
FAX (480) 214-1062  
www.kka.com

The Offices at Springfield Marketplace  
Elevations 5



**MEDICAL OFFICE 1 WEST**

SCALE: 1/16" = 1'-0"



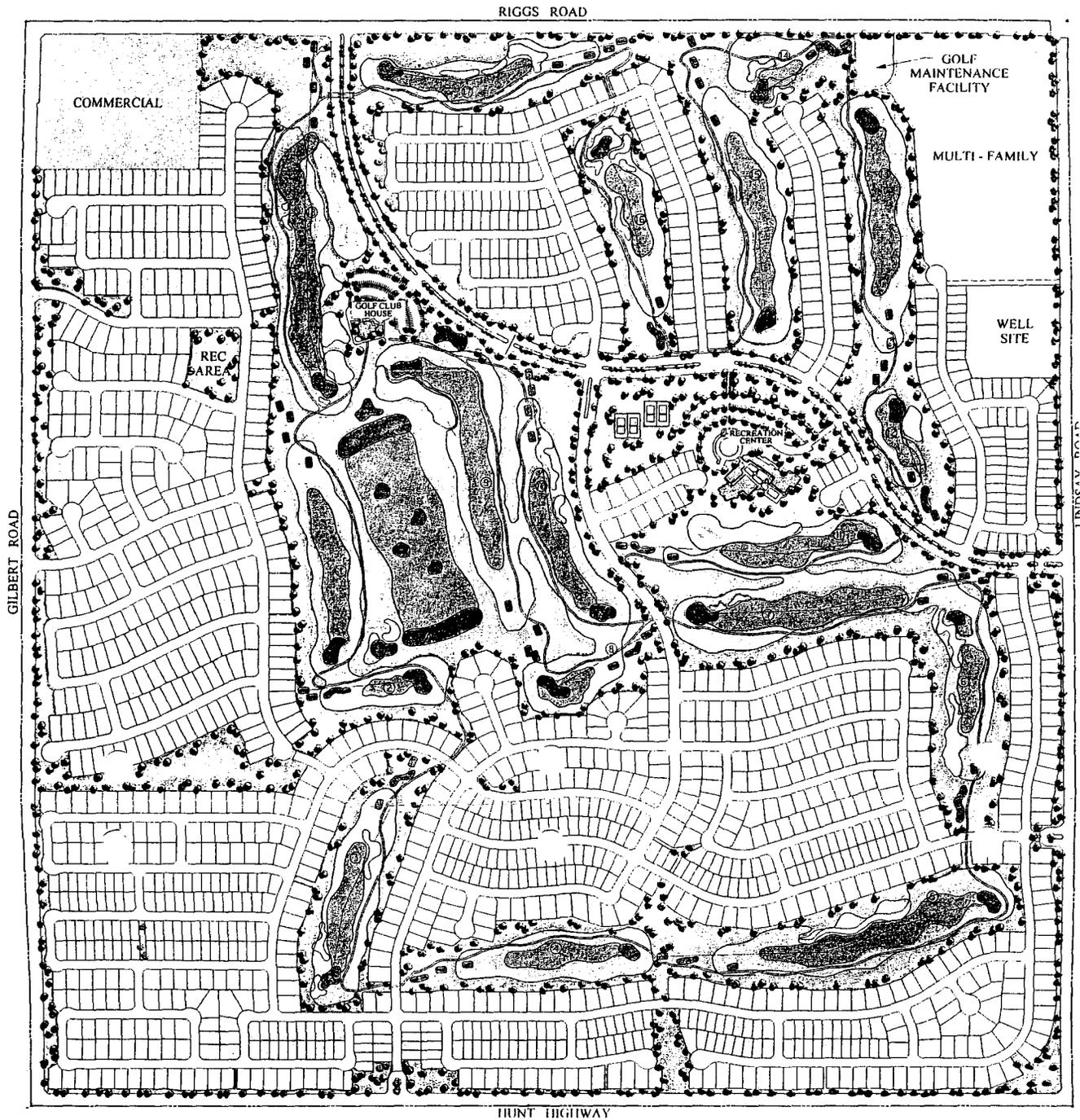
**MEDICAL OFFICE 1 EAST**

SCALE: 1/16" = 1'-0"

 2	 3	 6	 6	 1	 2	 3	 4
<b>PAINTED STEEL A</b> #9006 SHERWIN WILLIAMS	<b>PAINTED STEEL B</b> #9048 SHERWIN WILLIAMS	STORE FRONT GLAZING LOW E GLASS	STORE FRONT FRAME CLEAR ANODIZED ALUM.	POLISHED CMU WALNUT SUPERLITE BLOCK INC	POLISHED CMU PAPAGO RED SUPERLITE BLOCK INC	INTEGRAL COLORED CONCRETE CANYON DAVIS COLORS	INTEGRAL COLORED CONCRETE OUTBACK DAVIS COLORS
 10	 4	 9	 3	 4	 7	 5	
<b>CORRUGATED METAL SIDING</b> CHARCOAL GRAY SILICONIZED POLYESTER	<b>CORRUGATED METAL ROOF &amp; SIDING</b> BROWNS TONE KYNAR 500/15/LAP 5000	EIFS A SERAPE #9658 SHERWIN WILLIAMS	EIFS B PENNYWISE #8349 SHERWIN WILLIAMS	WOOD BOARD & BATTEN GOLDEN FLEECE #K788 SHERWIN WILLIAMS	BRICK PAVERS 1 CLEAR GALVANIZED	BRICK PAVERS 2 CLEAR GALVANIZED	

**Elevation Keynotes**

- ① POLISHED CMU FIELD
- ② POLISHED CMU ACCENT
- ③ EIFS STEEL TROWEL FINISH
- ④ WOOD BOARD & BATTEN
- ⑤ CONTROL JOINTS
- ⑥ CLEAR ANODIZED STORE FRONT SYSTEM
- ⑦ WOOD DOOR FRAME
- ⑧ PAINTED TUBE STEEL
- ⑨ CORRUGATED METAL ROOFING & SIDING
- ⑩ CORRUGATED METAL SIDING



**LOT SUMMARY**

**ACTIVE ADULT RESIDENTIAL**

	45' WIDE LOTS	HOLIDAYS	498 LOTS	41%
	65' WIDE LOTS	TRADITIONS	581 LOTS	48%
	75' WIDE LOTS	VISTAS	127 LOTS	11%
<b>TOTAL ADULT RESIDENTIAL LOTS -</b>			<b>1206 LOTS</b>	<b>100%</b>

 ADULT MULTI-FAMILY RESIDENTIAL - 324 DWELLING UNITS

**NON AGE-RESTRICTED RESIDENTIAL**

	55' WIDE LOTS		163 LOTS	53%
	65' WIDE LOTS		147 LOTS	47%
<b>TOTAL NON AGE-RESTRICTED LOTS -</b>			<b>310 LOTS</b>	<b>100%</b>

**TOTAL SINGLE AND MULTI-FAMILY - 1840 DWELLING UNITS**



*Springfield Lakes Master Plan*

Prepared for:  
Pulte Home Corporation  
10201 S. 51st St., Suite 100  
Phoenix, AZ 85044  
Tel. (602) 598-2105

July 1, 1998

**Carter-Burgess**  
ARCHITECTS, ENGINEERS, PLANNERS, INTERIORS, AND ENVIRONMENTAL DESIGNERS

ORDINANCE NO. 2879

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 TO PAD (PL98-045 SPRINGFIELD LAKES/PL98-073 SPRINGFIELD LAKES VILLAS) 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:

A portion of Section 31, Township 2 South, Range 6 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described in zoning case file PL98-045 SPRINGFIELD LAKES/ PL98-073 SPRINGFIELD LAKES VILLAS on file with the Planning Division.

Said parcel is hereby rezoned from AG-1 to PAD, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths for Gilbert Road, Riggs Road and Lindsay Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan. The applicant shall dedicate 60 feet of right-of-way for Hunt Highway as well.

2. Undergrounding, if applicable, of all overhead electric (under 69KV), communications, and television lines and any open irrigation ditches or canals located on the site or within adjacent rights-of-way and/or easements in accordance with City adopted design and engineering standards.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4), except that the location of the project entrance off of Riggs Road is approved in the location shown on the Springfield Lakes plan and preliminary plat.
4. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter, and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. Construction shall commence above foundation walls within two (2) 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.
6. All dwelling units shall have all copper plumbing supply lines.
7. Development shall be in substantial conformance with Exhibit A, Development Booklet, except as modified by condition herein.
8. 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 homeowner's association responsible for monitoring and enforcement of this requirement.
9. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
10. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
11. Due to the impact of the development, a development agreement in the form approved by the City as required to provide necessary public infrastructure.

12. The multi-family portion of the development is represented as age-restricted with residents being 55 years of age. In order to ensure that the multi-family portion of the development remains as an active adult apartment development, any proposed change in the age restricted resident requirement shall require a PAD zoning amendment.
13. The approval for the non-restricted single-family portion of the overall development is for Preliminary Development Plan for only the subdivision layout and thus a Preliminary Development Plan is required for the housing product at some future date.
14. The source of water that shall be used on the golf course and lakes is reclaimed water (a.k.a. effluent). If reclaimed water is not available at the time of golf course construction, the golf course and lakes will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the golf course and lakes through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. The golf course and lakes will not 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 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, once effluent is of the quantity and quality needed to support normal golf course and lake operations available to the property, effluent shall be used to irrigate the golf course and lakes.

In the event the owner sells or otherwise transfers the golf course and lakes to another person or entity, the owner will also sell or transfer to the buyer of the golf course, at the buyer's option, the water rights and permits then applicable to the golf course and lakes.

The limitation that the water for the golf course and lakes is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the golf course, so as to provide notice to any future owners.

15. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Springfield Lakes development shall use treated effluent to supply lakes and water golf course.
16. Verification of the completion of construction of the golf course shall be submitted to the Planning Staff prior to Certificates of Occupancy for homes (except model homes) in the age restricted portions of the overall development.

SECTION II.           Except where provided, nothing contained herein shall be construed to be and 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 10 day of SEPTEMBER, 1998.

ATTEST:

Carelynn Bismar  
CITY CLERK

Bill Johnson  
MAYOR

PASSED AND ADOPTED by the City Council this 24 day of SEPTEMBER, 1998.

ATTEST:

Carelynn Bismar  
CITY CLERK

Bill Johnson  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 2879 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 24 day of SEPTEMBER, 1998, and that a quorum was present thereat.

Carelynn Bismar  
CITY CLERK

APPROVED AS TO FORM:

Dennis M. O'Neill  
CITY ATTORNEY

PUBLISHED: 9/30 + 10/7/98