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OCT 22 2009



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MEMORANDUM Planning and Development – CC Memo No. 09-118

DATE: OCTOBER 8, 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: DVR08-0042 / PPT08-0019 / FPT09-0004 PASEO LINDO
 Introduction and Tentative Adoption of Ordinance No. 4190

Request: Rezoning from Planned Area Development (PAD) for Commercial/Office/Business Park to PAD for Commercial with Preliminary Development Plan (PDP), late hour businesses, Preliminary Plat, and Final Plat

Location: Northeast corner of Arizona Avenue and Ocotillo Road

Applicant: Burch & Cracchiolo, Ed Bull

**Owner/
Developer:** RED Development

Project Info: Approximately 46 gross acres (41 net acres), commercial component of a mixed-use residential/commercial development, approximately 386,000 square feet of retail building area

RECOMMENDATION

Upon finding the Rezoning request to be consistent with the General Plan and Airpark Area Plan, and the Preliminary Development Plan (PDP) and Preliminary Plat request to be consistent with Commercial Design Standards, Planning Commission and Staff recommend approval of this request. Staff recommends approval of the Final Plat finding consistency with the Rezoning request.

BACKGROUND

In November 2006, Council approved an Airpark Area Plan amendment, Rezoning, and PDP for a mixed-used commercial and residential development on approximately 68 net acres. The Area Plan amendment allowed for low-medium density single-family residential on approximately 27 net acres. The rezoning to Planned Area Development (PAD) allowed for a mixed-use development

with commercial retail, Main Street retail and office, commercial/office/business park, and single-family residential development. The commercial component's PAD zoning allowed for C-2 (Community Commercial) uses permitted by right in the Zoning Code. A PDP was approved for the residential component and commercial retail component on approximately 29 net acres. The future commercial/office/business park portion on approximately 12 net acres did not have PDP approval. The project was designed as an urban-style mixed-use development including a Main Street retail concept adjacent to the single-family residential component. The PAD zoning vested with the construction of the residential component.

This application requests Rezoning from PAD (Commercial/Office/Business Park) to PAD (Commercial) with late hour businesses on approximately 12 net acres, and PDP with Preliminary Plat approval for a commercial retail development on approximately 41 net acres. The rezoning request replaces the 12 net acre commercial/office/business park component with commercial retail thus increasing the commercial retail component for Paseo Lindo. The single-family residential component is not being affected and is not a part of this request.

The commercial development is located at the immediate northeast corner of Arizona Avenue and Ocotillo Road. The subject property is bounded by Arizona Avenue on the west, Cachet Homes' single-family residential to the north, Union Pacific Railroad tracks to the east, and Ocotillo Road to the south. East of the railroad tracks is County property zoned Rural-43 for single-family residential and agricultural use. On the west side of Arizona Avenue is Hamilton High School. South of Ocotillo Road is the Home Depot anchored commercial center named Southshore Town Center, and the Garage Town and Dollar Self-Storage facilities. The intersection's southwest corner is the Fulton Ranch Towne Center commercial retail development.

The intersection corner of Arizona Avenue and Ocotillo Road is designated as a Commercial Node in the General Plan. The Airpark Area Plan designates this property for Community Commercial and Commercial/Office/Business Park, which also permits retail development. The rezoning request to provide additional commercial retail as part of a Community Commercial center furthers the intended development plan for this intersection.

Paseo Lindo is a mixed-use development that integrates a commercial center with a retail Main Street and low-medium density residential within a pedestrian-oriented community setting. The retail Main Street brings together the commercial and residential components. The commercial center's architectural style is contemporary with European village design themes. The commercial theme transitions to a mix of Spanish, Mediterranean, Craftsman, and Ranch styles homes. The development provides a common theme through fencing, light fixtures, decorative paving, landscaping, and signage. Buildings within the commercial development meet the City's Commercial Design Standards. Buildings include four-sided architecture and an overall character theme.

COMMERCIAL COMPONENT

The development's commercial portion includes approximately 386,000 square feet of building area, which is approximately 121,000 square feet greater in size than the originally designed commercial retail component. Overall, the aggregate building area of the commercial center is similar in size to the previously approved commercial and commercial/office/business park

aggregate building area. The commercial center includes an Anchor tenant, Major tenants, retail shops, freestanding pads, and a Main Street retail concept. The commercial retail uses include tenants such as a major retailer, fitness center, and/or other anchor or junior anchor retail tenants. Freestanding pad uses may include a bank, retail, and restaurant uses. There are six freestanding pads fronting the arterial streets and two pads within the center's interior. Pad 8 is separated from and located behind the main commercial center. This pad is planned for a childcare/daycare use; however, the pad site is designed to accommodate retail, restaurant, or a general office use if a childcare use does not occur.

Many of the freestanding pad buildings are sited within a landscape setting creating a sense of arrival and transition to the main commercial center and Main Street. A bank with a drive-through is located at the Arizona Avenue and Ocotillo Road intersection corner. Main Street was originally designed to develop with one- and/or two-story retail and office buildings. The current proposal for Main Street includes one-story retail buildings designed with faux second-story elements accomplished by building height and architectural embellishments.

The development requests flexibility for the commercial portion in terms of site layout. The development plans depict the expected general layout of buildings. However, pending prospective tenants, Staff would review any minor changes administratively ensuring compliance with the intent of the concept layout and meeting site development requirements such as parking, setbacks, and landscaping. The Development Booklet establishes the development quality and design guidelines for the PDP with Staff administratively reviewing the development details in conjunction with the construction permit process. This was previously requested and approved as a part of the original development request in 2006.

The commercial retail building designs incorporate four-sided architecture with a blend of colored stucco, painted wood, metal details and trim, brick, roof tiles, decorative brackets with extended roof overhangs, gable roofs, entry towers, varied rooflines, wall pop-outs and recession features, brick accent columns, varied window shapes, trellises, arches, balconies, and awnings. Building mass is broken up by use of vertical and horizontal plane changes, building orientation, pedestrian pathways, and building foundation landscaping. The development includes theme lighting for wall-mounted and pole lights within pathways and pedestrian areas. Theme signage between the commercial and residential portions is provided too.

The commercial development features tree-lined boulevard entrances with accent Date Palm trees, textured paving, a raised landscape median, and connections to pedestrian-oriented special features. The intersection corner is enhanced with turf, Date Palm trees, and pedestrian access to the site. The development incorporates pedestrian pathways from arterial streets, internally, and access to and from the residential component. The transition area to and from the commercial and residential is highlighted with a round-a-bout and water feature. This is a shared common area planned with benches and seating walls, planters with shade trees, decorative pavement, planter pots, and the like creating a unique interface. Some details are exhibited in the Development Booklet (Tab 6). Final design of the interface areas will be worked out with Staff.

The application does request approval for late hour businesses. Late hour businesses would be adjacent to a parcel zoned for residential use within 300 feet of the nearest exterior building wall in

the commercial center. Cachet Homes' residential subdivision is adjacent to the commercial development on the north side. The development may have businesses such as a fitness center, coffee shop, or food establishment that may be open from midnight to 6 a.m. one or more days each week. The adjacent Cachet Homes development supports the request for late hour businesses. The application does not request a large single-use retailer or mid-rise overlay.

REQUESTED DEVELOPMENT WAIVERS

The development requests several deviations/waivers from Zoning Code in which some of these requests were previously approved in the initial Paseo Lindo development request. First, there are circumstances where required building foundation landscaping is not desirable or would not be visible; therefore, the development requests relief from providing building foundation landscaping in certain circumstances and work with Staff to locate building foundation landscaping where appropriate and conducive for the development.

Additional freestanding pads beyond the maximum allowed by Zoning Code are requested. Code allows for one pad per street frontage or if two pads are clustered they count as one pad. The development provides a total of eight freestanding pads with six single pads and two pads clustered together.

Pad F on the development's northwest corner is sited with a reduced building setback from adjacent single-family residential zoning. The development requests a reduced building setback from the required 47 feet to 30 feet. The retail building's exterior wall adjacent to the residential zoning is 22 feet in height; required setback is 25 feet plus 1 foot for each foot of building height adjacent to the residential. The building is one-story and near the side yard of one residential lot and the rear yards of two residential lots with no homes constructed at this time. In lieu of providing the required 47 foot building setback, the development is providing two rows of trees planted 20-feet on center as a landscape separation buffer from the residential lots.

A required Commercial Design Standard for commercial developments includes no corporate stylized architecture or corporate branding. The development requests approval to allow corporate branding for the Anchor tenant. A red paint color is incorporated as an accent element on the front and rear elevations of the Anchor tenant as well as the tenant's architectural features along the colonnade. While requests for corporate branding are typically not supported by Planning staff, the proposed red paint color is utilized in a manner that is not typical of corporate design by including red accent colors on the rear of the building and along the main front façade. The design is architecturally compatible with all other building elements and features in the development as well as providing rooflines with varied height, form, and materials as required by the Commercial Design Standards.

The childcare/daycare center site is designed to Zoning Code requirements for general office, which requires more parking spaces than a childcare or retail use for the proposed building size. The site is designed with parking to accommodate a childcare use; however, if a different use were to occupy the site additional parking up to 57 parking spaces can be provided. The development requests to provide approximately 19 parking spaces initially to accommodate a childcare use.

Outside displays of merchandise or vehicles are not specifically designed for in this PDP request. There are no delineated areas along the main center's colonnade to accommodate outdoor displays, therefore, displays such as landscaping, Christmas trees, barbecues, clothing, and any other merchandise or product is not permitted in the colonnade. However, the development requests approval to provide outside displays of such items within the parking areas in front of retail stores specifically for periodic and seasonal outside events only. The outside sales display is for the main center only including the Anchor, Majors, and Shops A. The periodic and seasonal outside events will occur in the parking area west of the main center. The areas will be cordoned-off in accordance with City codes and issued appropriate special event permits. The outside display will not occur in the colonnade.

The application requests deletion and modification of zoning conditions adopted in Ordinance No. 3866 case DVR06-0018 Paseo Lindo. Some conditions no longer pertain to this specific request or have language that needs changing to reflect the current proposal. The changes are listed below:

- Request deletion of Condition No. 26 regarding a separate PDP for the commercial/office/business park parcel and fitness center building since this use is proposed to be rezoned to commercial and is now included with this current development request.
- Request deletion of Condition No. 27 regarding mid-rise building heights as there are no mid-rise buildings proposed for this commercial development.
- Request a modification of Condition No. 29 due to landscape material and use changes. The current Ordinance condition reads:
 "In addition to the series of Date Palm and Palo Verde trees as depicted on the landscape plan, incorporate additional shade trees where appropriate to further shade walkways along the north side of the southern Main Street retail/office buildings."

The proposed modification reads:

 "Incorporate additional shade trees where appropriate to further shade walkways along the north side of the southern Main Street retail buildings."

- Request deletion of Condition No. 37 regarding to the development's Main Street building heights. The condition required the two westernmost buildings, Shops B and D, along Main Street be two-story buildings. Deletion of this condition is requested since Shops B and D are proposed as one-story buildings.

Additional zoning conditions in Ordinance No. 3866 relating to enhancements to site and building design elements will be worked out with Staff prior to construction plan review.

Requested Sign Code deviations are explained below in the Sign Package section of this memo.

SIGN PACKAGE

The comprehensive sign package includes the maximum allowed number of monument signs along each street frontage in accordance with Sign Code. Waivers to sign height and number of tenant panels are proposed for signs along the arterials streets. The application requests an increase in the

number of tenant panels per sign from two to four, which occurs on the Main Street Retail Monument sign (Arizona Ave) and the two Multi-Tenant Monument signs (Arizona Ave and Ocotillo Rd). In addition, the application requests increased height for the two Multi-Tenant Monument signs.

Sign Code permits up to a maximum of two freestanding monument signs per street frontage for this development. One sign is permitted up to 14 feet in height and all other signs a maximum of 6 feet in height. The development request proposes one 14-foot high sign and two 15'4" high signs (one along Arizona Ave and one along Ocotillo Rd). The original PDP case was approved with four tenant panels for each sign and an increase in height to 13'4" for two signs. This application requests the same number of tenant panels and additional height for two monument signs.

Additional signage in the development includes one Single User Monument sign at 6 feet in height (along Ocotillo Rd) with up to two tenant panels as allowed by Sign Code. There are interior directional signs as well as Main Street banners/graphics for special and seasonal events. Banners are located on decorative light poles and are no more than 7 feet in height.

Signage meets the additional design quality requirements for the Commercial Design Standards. Freestanding monument signs incorporate low planters, accent pots, archways, tile inlays, and smooth stucco finish. The Paseo Lindo identification name is backlit, halo-illuminated throughout the project using reverse pan channel or routed-out copy from backgrounds with surface applied metal overlay letters. Building signage within Main Street's retail buildings are reverse pan channel letters and logos with halo-illumination or indirect lighting. The main center's Anchor, Majors, and Shops A are primarily pan channel lettering to provide better visibility to traffic along Arizona Avenue given the main center is setback over 800 feet from Arizona Avenue. Tenants can opt for reverse pan channel lettering with halo-illumination or indirect lighting. All freestanding pad buildings, including the childcare building, have reverse pan channel lettering.

Lettering height on Main Street buildings and freestanding pad buildings is 36 inches or cannot exceed 70% of the architectural fascia's vertical height whichever is greater. The main center's lettering for the Anchor, Majors, and Shops A does not exceed 72 inches in height. Lettering heights are based upon tenant square footage. The lettering height for tenants exceeding 100,000 square feet, such as the Anchor, cannot exceed 70% of the architectural fascia's vertical height. There will be no exposed raceways or neon signs. Examples of signs, sign elevations, and additional sign details are provided within Development Booklet, Tab 12.

AIRPORT COMMISSION RECOMMENDATION

The Airport Commission reviewed the zoning request in accordance with the Airport Conflicts Evaluation Process. The Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission found the proposed development does not constitute a conflict with existing or planned airport uses. See attached.

DISCUSSION

Planning Commission and Staff support the proposed Rezoning with Preliminary Development Plan and Preliminary Plat finding the project to represent a quality commercial development as part of a larger mixed-use development. Planning Commission and Staff are of the opinion that the mixed-

use development compliments the surrounding area including Hamilton High School, Fulton Ranch, Southshore Town Center, nearby church campus, and future development within the Airpark area, providing for a unique 'urban lifestyle'. Additional project details, descriptions, and developer representations are contained within the attached Development Booklet.

Planning Commission and Staff are of the opinion that the proposed increase in retail commercial in conjunction with an approved low-medium density residential component of a larger mixed-use development furthers the City's goal to promote unique development along arterial streets and in areas with an existing mix of land uses. The mixed-use development provides a balance of jobs, shopping, and housing while achieving a good transition from Hamilton High School, Arizona Avenue, railroad tracks, power lines, and planned land uses within the area.

The development meets the City's Commercial Design Standards including architecture, site design, and landscaping. The development's architecture and site design demonstrate sensitivity to all adjoining land uses relative to view corridors, orientation, and building mass and scale. The incorporation of a retail center, Main Street retail, and residential community creates a positive identity for the development. The Paseo Lindo development offers a commercial retail component at a commercial node with a residential component that serves each other.

The requested development waivers for building foundation landscaping, building setback, corporate color, childcare site parking, and outside displays are appropriate for this development given additional design attenuation and alternatives are provided to achieve the intent of required site development standards. Increased height and tenant panels on monument signage is supported as the deviations are deemed minor in nature compared to other commercial centers that receive approval for more monument signs and tenant panels.

The request for late hour businesses is appropriate for a site this size that fronts two arterial streets and is adjacent to railroad tracks. The residential component is an integral part of the larger Paseo Lindo concept for a live/work/shop/play environment in which additional business hours for a fitness center, coffee shop, and the like would be attractive to prospective homebuyers.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code including a 600-foot radius notice to all property owners, homeowners' associations, and City Registered Neighborhood Organizations within a one-quarter mile (1,320-foot) radius of the site. In addition, notice was provided to persons living outside of the notification area to advise of the potential Anchor retailer locating within this project and moving from another commercial site a couple miles away.
- A neighborhood meeting was held on August 20, 2009. Seven area neighbors attended. Questions were asked about the timing of the development, why a daycare is included, will the commercial site plan change affect traffic differently than the previous plan, what is the Anchor store, and economics of this center doing well and other centers affected by the economy.
- Staff is not aware of any neighborhood opposition or concern with this development request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

Commission requested the addition of five zoning conditions, Conditions 8-12, addressing additional hardscape landscaping on the main center, highlighting the Anchor entrance area, adding a pedestrian connection, and providing additional architectural features.

One resident spoke at the meeting conveying their concern that the City should not be approving new development when there are large amounts of incomplete and vacant commercial properties in the City already. This individual felt that allowing retailers to develop when other retailers are out of business or will be going out of business is not advantageous to the City.

RECOMMENDATION

Planning Commission and Staff, upon finding the Rezoning request to be consistent with the General Plan and Airpark Area Plan, recommend approval of the Rezoning and Preliminary Development Plan subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Paseo Lindo", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0042, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3866 in case DVR06-0018 as applicable to the commercial component, except as modified by condition herein.
3. Condition No. 26 of Ordinance No. 3866 shall be deleted.
4. Condition No. 27 of Ordinance No. 3866 shall be deleted.
5. Condition No. 29 of Ordinance No. 3866 shall be modified to read, "Incorporate additional shade trees where appropriate to further shade walkways along the north side of the southern Main Street retail buildings."
6. Condition No. 37 of Ordinance No. 3866 shall be deleted.
7. 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.
8. The applicant shall work with Staff to provide additional trees and landscape plantings along the main center's Anchor and Majors colonnade without impeding wall signage.

9. The applicant shall work with Staff to provide Date Palms and other smaller trees grouped together to highlight Anchor 1's main entrance without impeding wall signage.
10. The applicant shall work with Staff to provide additional building façade enhancement to the south elevations of Shops B and C providing elements found on front elevations.
11. Provide a direct pedestrian connection from Ocotillo Road to the front of Major A.
12. The applicant shall work with Staff to break up the west elevation of Anchor 1 in the area located north of the trellis and south of Major D through the addition of Date Palm trees, landscaping plantings, and/or shade trees.

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

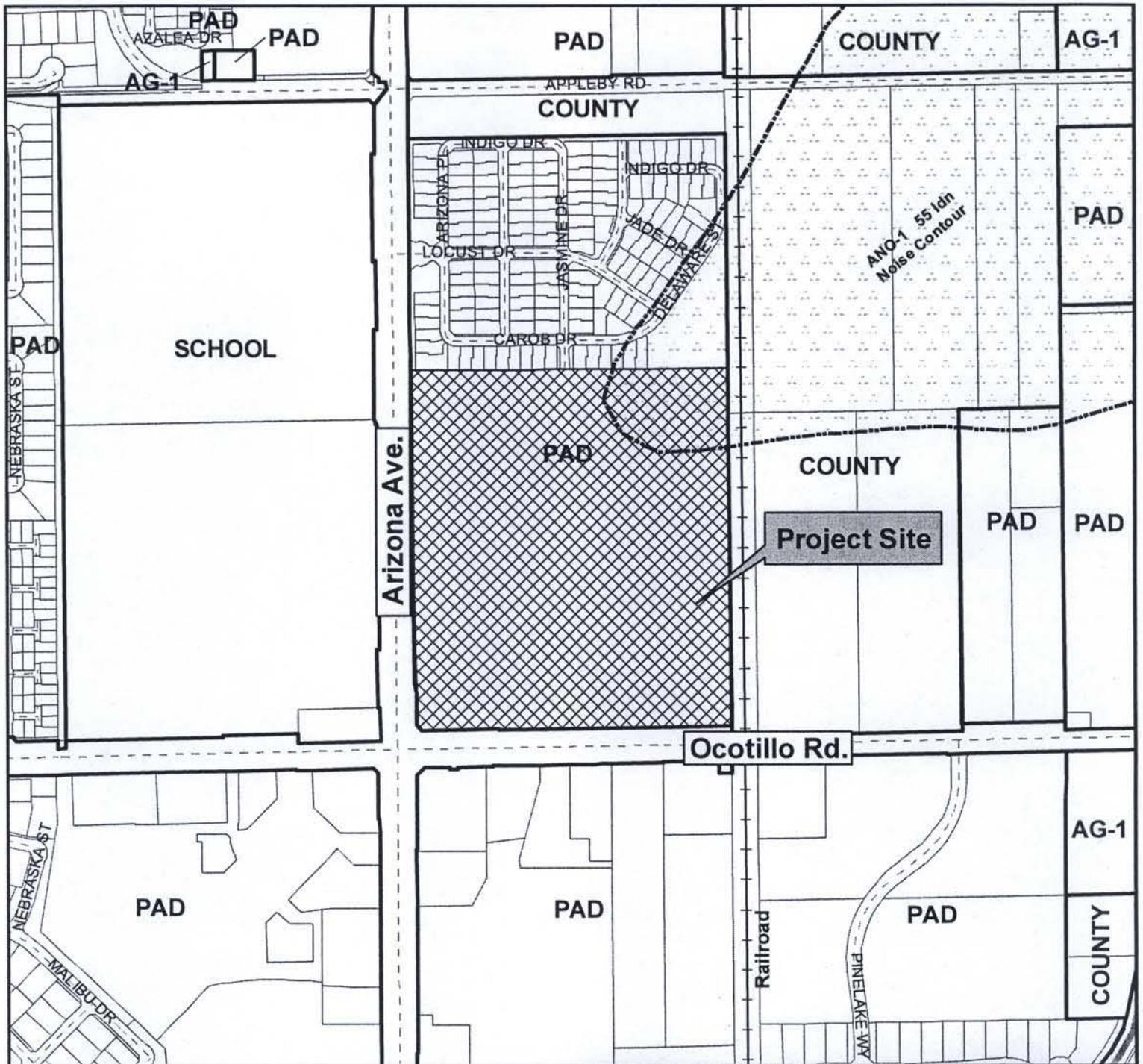
Move to introduce and tentatively adopt Ordinance No. 4190 approving DVR08-0042 PASEO LINDO Rezoning from PAD (Commercial/Office/Business Park) to PAD (Commercial) with late hour businesses and Preliminary Development Plan (PDP), subject to the conditions as recommended by Planning Commission and Staff.

Move to approve Preliminary Plat PPT08-0019 PASEO LINDO, per Planning Commission and Staff recommendation.

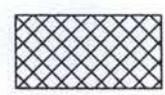
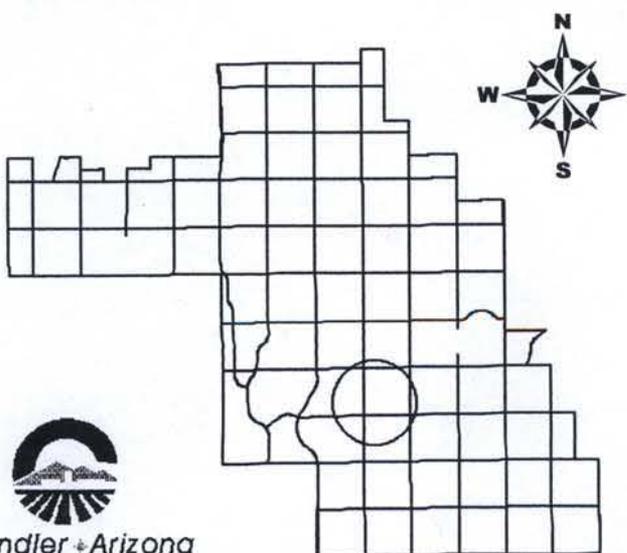
Move to approve Final Plat FPT09-0004 PASEO LINDO, per Staff recommendation.

Attachments

1. Vicinity Maps
2. Site Plan
3. Previous Site Plan
4. Landscape Plan
5. Previous Landscape Plan
6. Building Elevations
7. Previous Building Elevations
8. Preliminary Plat
9. Final Plat
10. Airpark Area Plan
11. Airport Conflicts Evaluation memo
12. Ordinance No. 3866, case DVR06-0018
13. Ordinance No. 4190
14. Development Booklet, Exhibit A



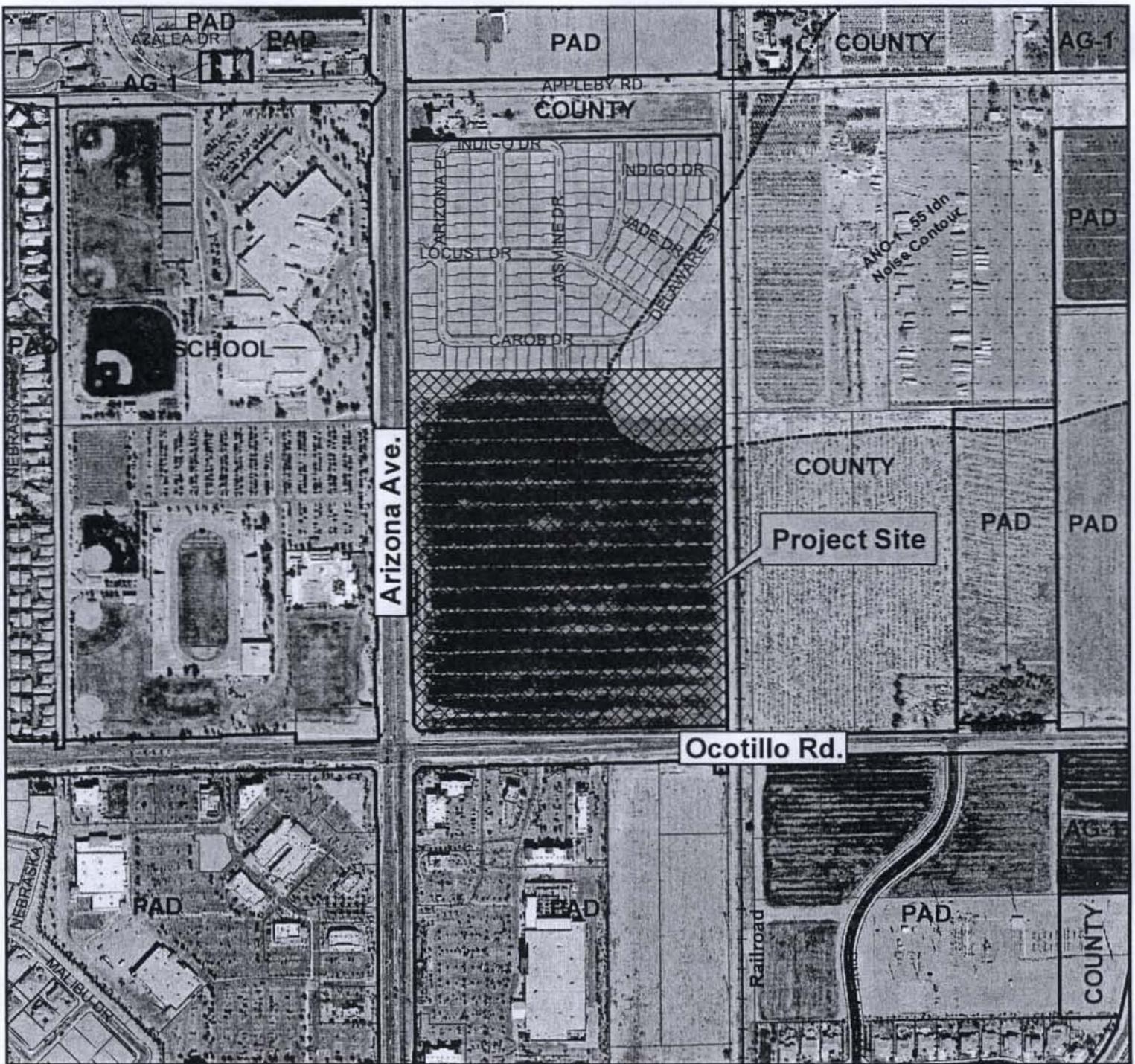
Vicinity Map



DVR08-0042

Paseo Lindo





Arizona Ave.

Ocotillo Rd.

Project Site

Vicinity Map



DVR08-0042

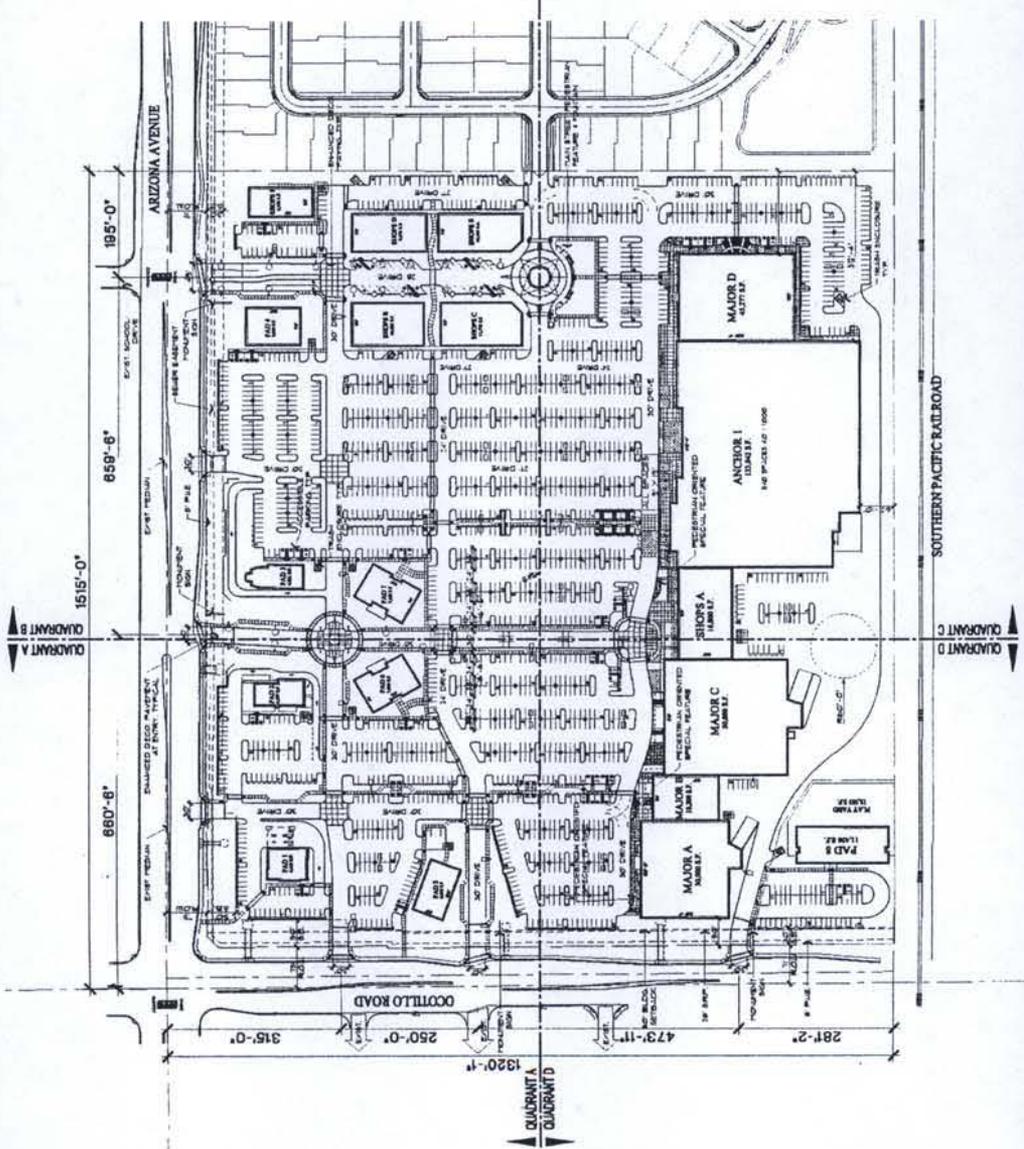
Paseo Lindo



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SITE DATA	
SITE AREA (GROSS)	: 1,990,767 S.F. (45.7 ACRES)
SITE AREA (NET)	: 1,791,771 S.F. (41.1 ACRES)
LANDSCAPE AREA PROVIDED	: 298,447 S.F. : 16.4%
BUILDING AREA	S.F.
ANCHOR 1	1,456,456
ANCHOR 2	1,456,456
ANCHOR 3	1,456,456
ANCHOR 4	1,456,456
ANCHOR 5	1,456,456
ANCHOR 6	1,456,456
ANCHOR 7	1,456,456
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ANCHOR 99	1,456,456
ANCHOR 100	1,456,456
TOTAL	38,674 S.F.
% COVERAGE (based on building footprint only)	: 21.6 %
REQUIRED PARKING	: 30 SPACES
BANK (4,461 S.F. @ 1:150)	: 444 SPACES
RESTAURANT (7,000 S.F. X 4,500)	: 74 SPACES
DAYCARE (11,456 S.F. @ 1:200)	: 57 SPACES
RETAIL (332,737 S.F. @ 1:250)	: 1,331 SPACES
TOTAL REQUIRED PARKING	: 1,896 SPACES
ACCESSIBLE PKG REQUIRED	: 29 SPACES
PROVIDED PARKING	: 30 SPACES
BANK	: 30 SPACES
RESTAURANT	: 30 SPACES
DAYCARE	: 30 SPACES
FUTURE (PAD #)	: 30 SPACES
RETAIL	: 30 SPACES
TOTAL PROVIDED PARKING	: 1,956 SPACES
ACCESSIBLE PKG PROVIDED	: 64 SPACES
PARKING RATIO	: 5.08 / 1000

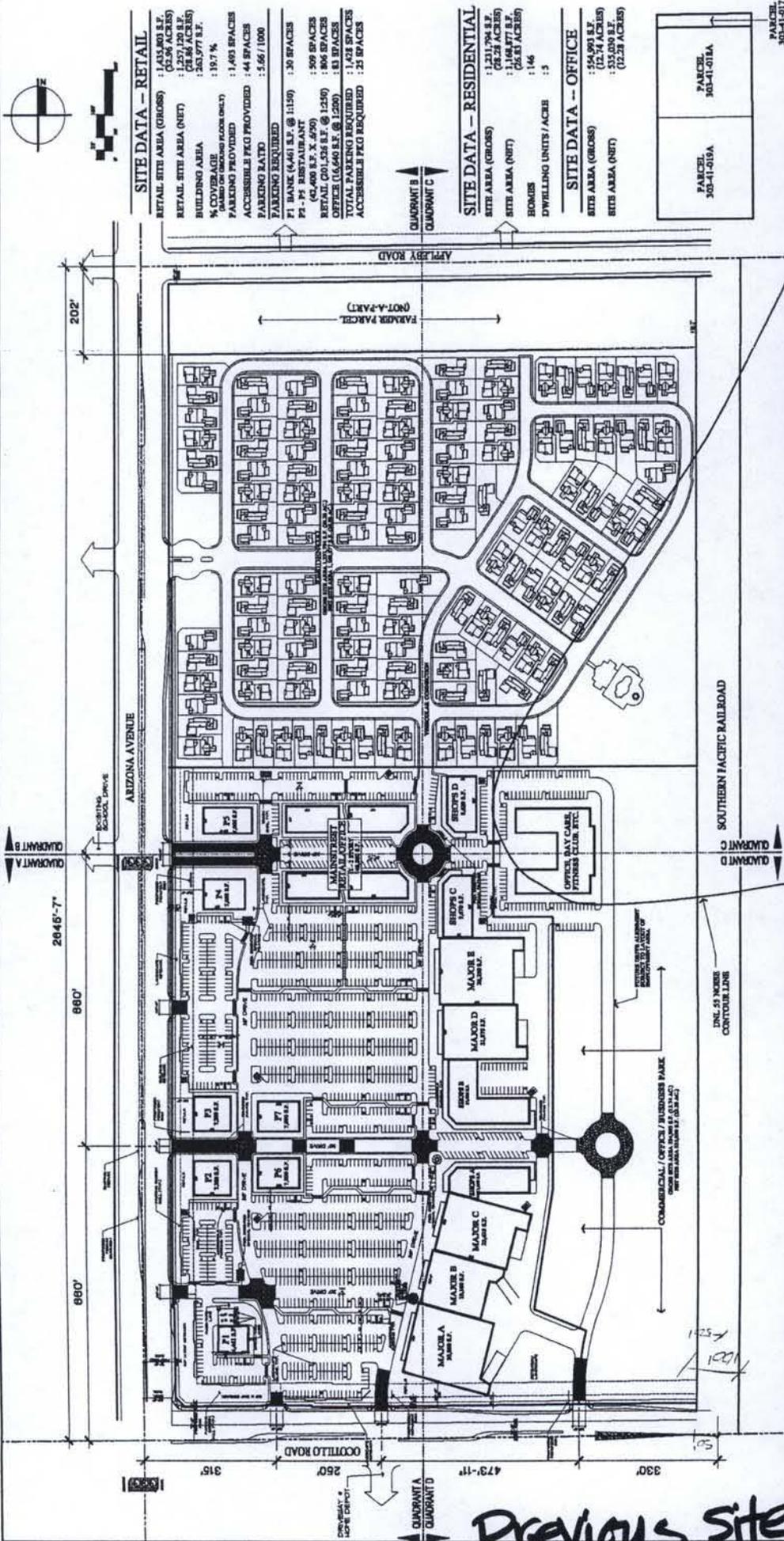
RED DEVELOPMENT
 625 N. SCOTTSDALE ROAD, SUITE 330
 SCOTTSDALE, ARIZONA 85250
 P. 480.947.7772 F. 480.947.7997



site plan



MASTER SITE PLAN



SITE DATA - RETAIL

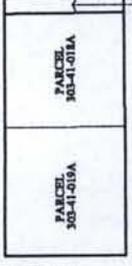
RETAIL SITE AREA (GROSS)	: 1,553,893 S.F.
RETAIL SITE AREA (NET)	: 1,257,120 S.F.
BUILDING AREA	: 28,846 ACRES
% COVERAGE	: 263,977 S.F.
PARKING PROVIDED	: 1,493 SPACES
ACCESSIBLE PEG PROVIDED	: 44 SPACES
PARKING RATIO	: 5.66/1000
PARKING REQUIRED	: 30 SPACES
F1 BANK (9,461 S.F. @ 1:150)	: 509 SPACES
F2 - P3 RESTAURANT (42,400 S.F. X 8,500)	: 806 SPACES
RETAIL (201,238 S.F. @ 1:250)	: 81 SPACES
OFFICES (16,640 S.F. @ 1:250)	: 67 SPACES
TOTAL PARKING REQUIRED	: 1,423 SPACES
ACCESSIBLE PEG REQUIRED	: 25 SPACES

SITE DATA - RESIDENTIAL

SITE AREA (GROSS)	: 1,511,748 S.F.
SITE AREA (NET)	: 1,168,871 S.F.
ROOMS	: 146
DWELLING UNITS / ACRES	: 5

SITE DATA - OFFICE

SITE AREA (GROSS)	: 55,995 S.F.
SITE AREA (NET)	: 42,74 ACRES
SITE AREA (NET)	: 12,228 ACRES



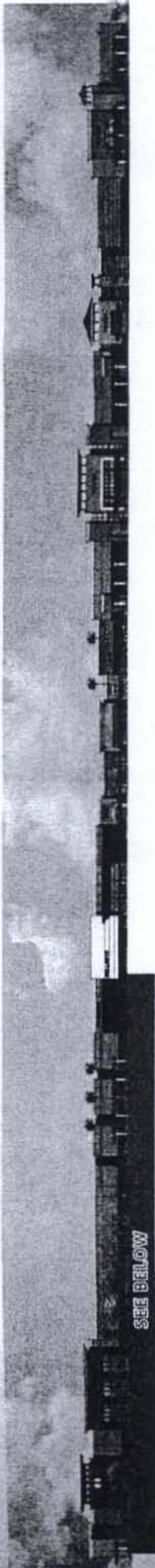
PARCEL 302-11-017

MASTER SITE PLAN

MASTER SITE PLAN

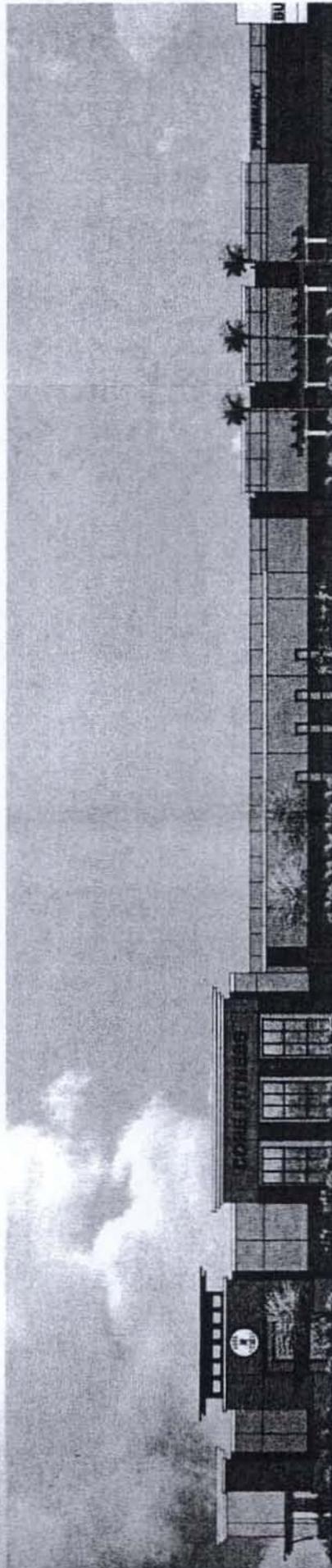


PREVIOUS SITE PLAN DVA06-0018

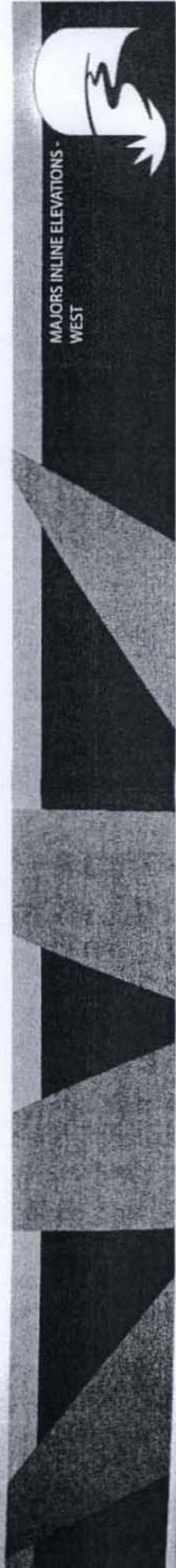


WEST ELEVATION - MAJORS INLINE

Building Elevations



WEST ELEVATION - MAJORS INLINE



MAJORS INLINE ELEVATIONS - WEST

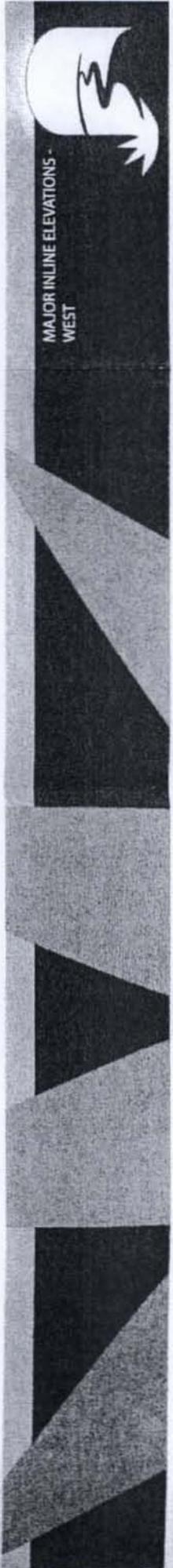


WEST ELEVATION - MAJORS INLINE

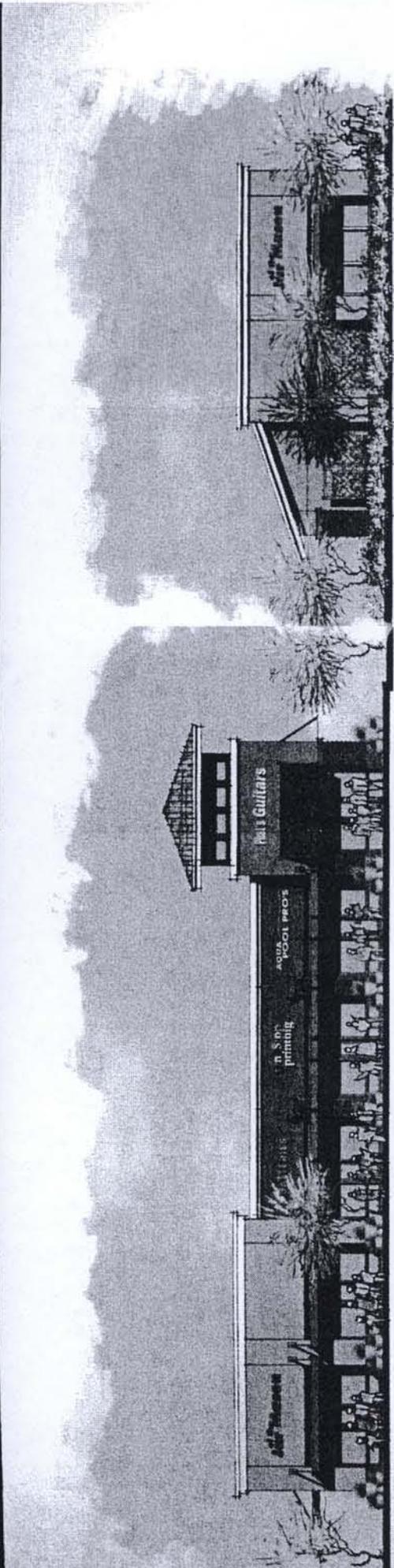
Building Elevations



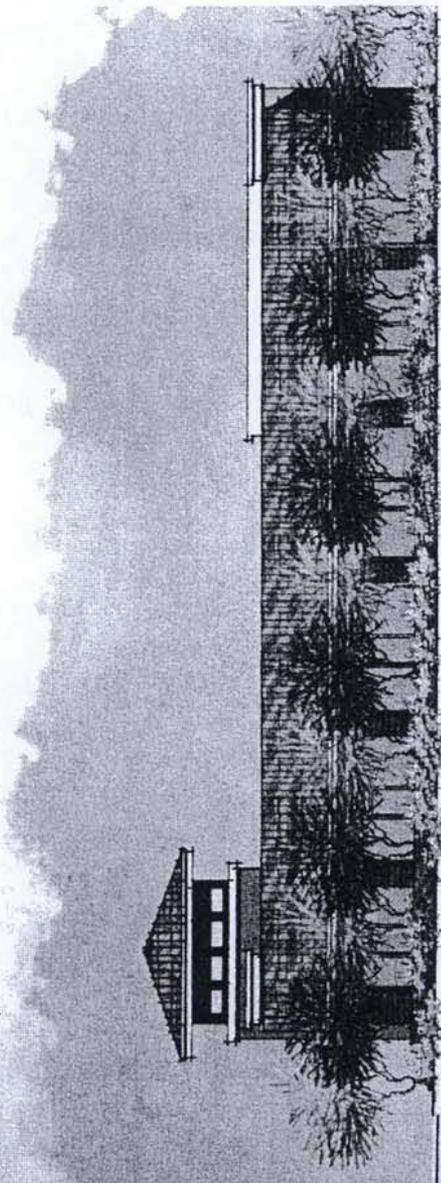
WEST ELEVATION - MAJORS INLINE



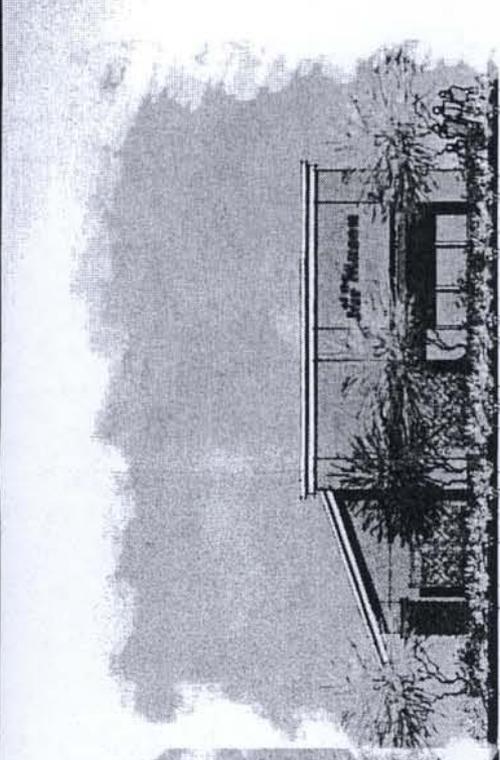
MAJOR INLINE ELEVATIONS - WEST



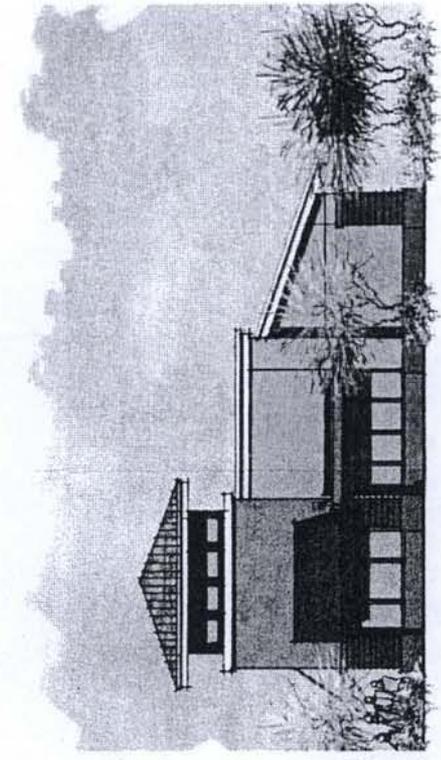
SOUTH ELEVATION - SHOPS F



NORTH ELEVATION - SHOPS F

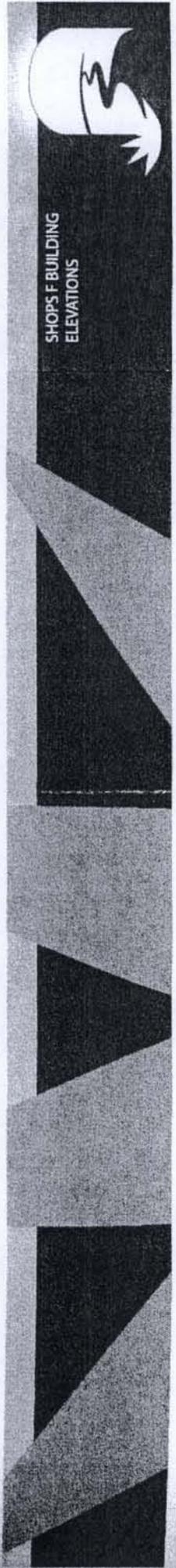


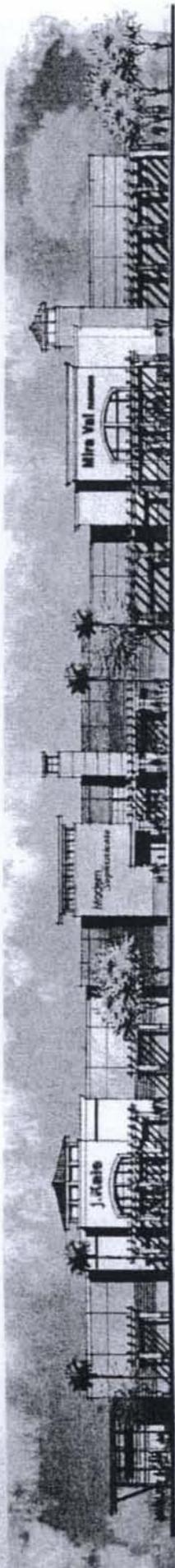
WEST ELEVATION - SHOPS F



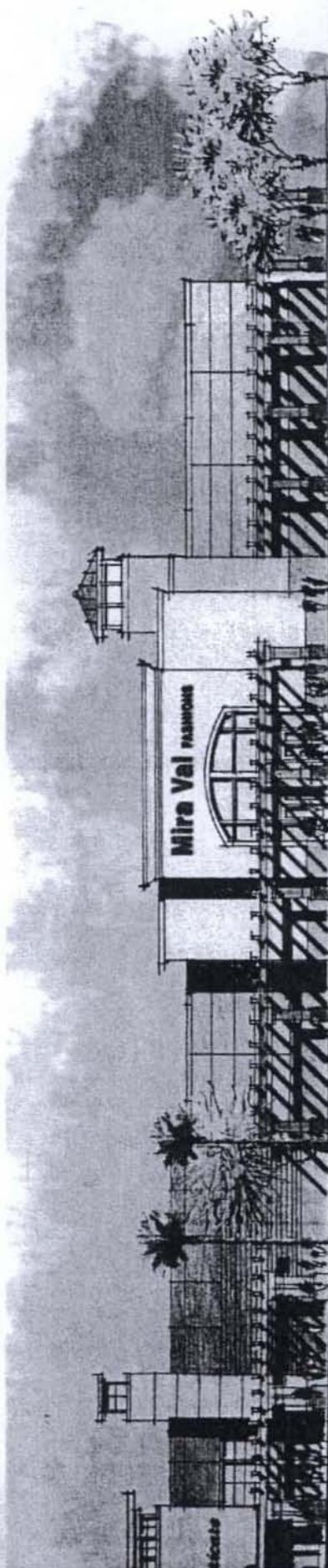
EAST ELEVATION - SHOPS F

Building elevations





FRONT ELEVATION - MAJORS INLINE

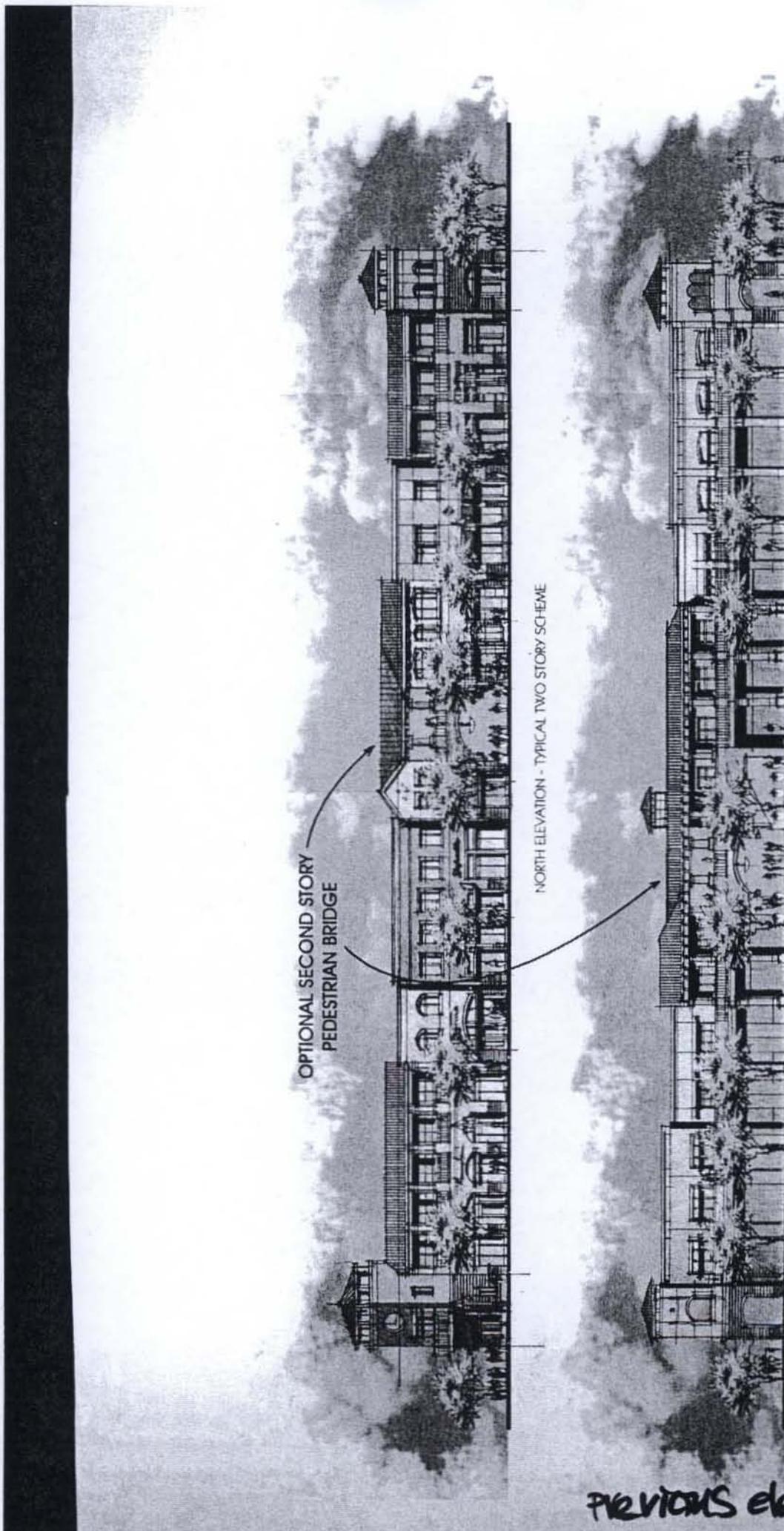


FRONT ELEVATION - MAJORS INLINE

Previous elevations



MAJORS INLINE ELEVATIONS



PREVIOUS ELEVATIONS

MAIN STREET - 3-STORY
OPTION



OPTIONAL SECOND STORY
PEDESTRIAN BRIDGE

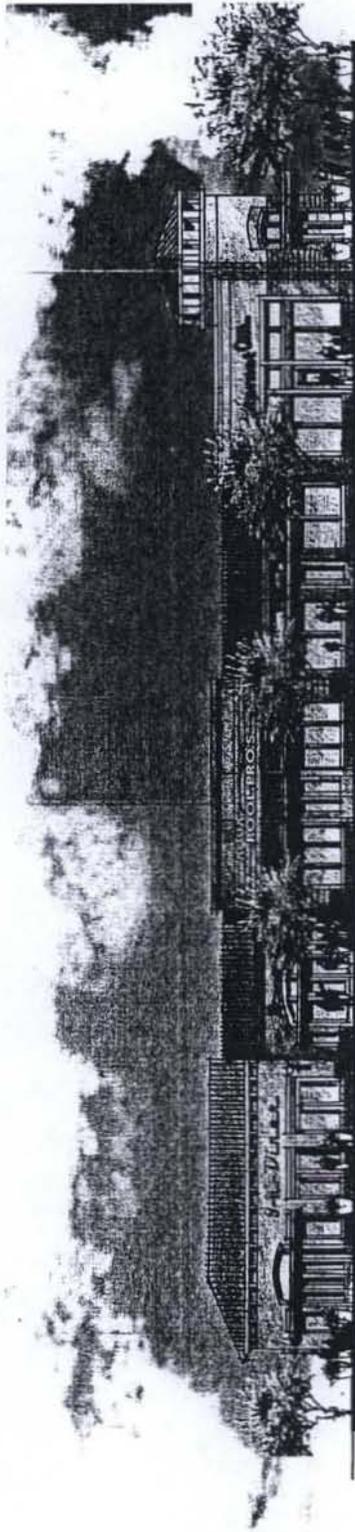
NORTH ELEVATION - TYPICAL TWO STORY SCHEME

SOUTH ELEVATION - TYPICAL TWO STORY SCHEME

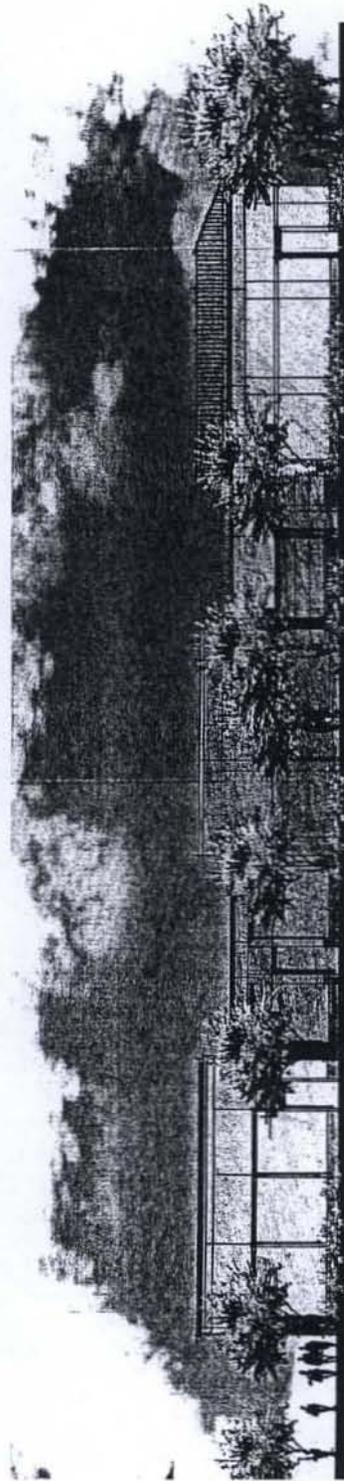
Previous elevations



MAIN STREET - 1 & 2-STORY
OPTION



FRONT ELEVATION - SHOPS



REAR ELEVATION - SHOPS

Previous elevations

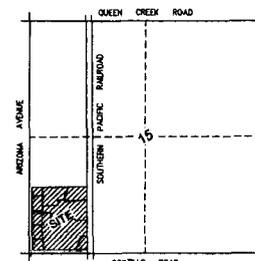


SHOPS ELEVATIONS

FINAL PLAT

OF "PARCEL 1 OF PASEO LINDO"

BEING A REPLAT OF PARCEL 1 OF "PASEO LINDO" AS RECORDED IN BOOK 967, PAGE 18, MCR, BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA



SECTION 15, T2S, R5E
VICINITY MAP
NTS

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

RED DEVELOPMENT OF OCOTILLO LLC FOUR, AN ARIZONA LIMITED LIABILITY COMPANY, AND TARGET CORPORATION, A MINNESOTA CORPORATION, AS OWNERS, HAVE SUBMITTED, BY THIS FINAL PLAT, PARCEL 1 OF PASEO LINDO, BEING A REPLAT OF PARCEL 1 OF "PASEO LINDO" ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 967 OF MAPS, PAGE 18, BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA, AS DESCRIBED HEREON, AND HEREBY PUBLISHES THIS FINAL PLAT AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AS DESCRIBED HEREON.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

AN EMERGENCY SERVICE VEHICLE ACCESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF CHANDLER OVER ALL DRIVES.

RED DEVELOPMENT OF OCOTILLO LLC FOUR AND TARGET CORPORATION DO HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIATION PURPOSES OVER AND ACROSS ALL LOTS, TRACTS AND PARCELS OF SAID SUBDIVISION IN CONNECTION WITH FLIGHTS FROM THREE HUNDRED FIFTY (350) FEET ABOVE THE SURFACE TO AN INFINITE HEIGHT ABOVE THE SAME. WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THE LANE, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATING AT OR ON THE CHANDLER MUNICIPAL AIRPORT, AND THE OWNER'S (GRANTOR'S) DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ALL LIABILITY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

THIS AVIATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNER'S (GRANTOR'S) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS, TRACTS, AND PARCELS IN THE SAID SUBDIVISION AND THE STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

IN WITNESS WHEREOF, RED DEVELOPMENT OF OCOTILLO LLC FOUR, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OWNER THEREINTO DULY AUTHORIZED.

BY: E & R HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, SOLE MANAGER

BY: MICHAEL L. EBERT, MANAGER

IN WITNESS WHEREOF, TARGET CORPORATION, A MINNESOTA CORPORATION, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED THEREINTO DULY AUTHORIZED.

BY: _____ DATE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL L. EBERT, WHO ACKNOWLEDGED HIMSELF TO BE MANAGER OF E & R HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT HE AS SUCH AS OFFICER, BEING DULY AUTHORIZED SO TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION AS OWNER.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

ACKNOWLEDGEMENT

STATE OF _____ } SS
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN INSTRUMENT NO. 2007-095848, RE-RECORDED AS INSTRUMENT NO. 2007-097140 AND RE-RECORDED IN INSTRUMENT NO. 2007-098506, RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HERewith, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____ DAY OF _____, 20____.

_____ AS AGENT

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF _____ } SS
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

AREAS

LOT	GROSS ACRES	GROSS AREA	NET AREA	NET AREA
PARENT PARCEL	1,990.774	45,702	1,791,793	4,114
LOT1	102,964	2,364	59,929	1,376
LOT2	98,332	2,287	73,221	1,727
LOT3	90,901	2,087	69,507	1,598
LOT4	400,722	9,199	398,592	9,150
LOT5	101,217	2,324	77,856	1,787
LOT6	701,841	16,112	648,330	14,884
LOT7	83,577	1,919	63,383	1,501
LOT8	203,182	4,684	203,182	4,684
LOT9	148,530	3,410	148,530	3,410
LOT10	59,108	1,357	45,263	1,039

NOTE: THE TERM GROSS IS USED TO DESCRIBE THE SUBJECT PROPERTY TOGETHER WITH ADJACENT RIGHTS-OF-WAY. THE TERM NET IS USED TO DESCRIBE THE SUBJECT PROPERTY.

BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, T2S, R5E, G15M AS SHOWN ON FINAL PLAT FOR "PASEO LINDO" RECORDED IN BOOK 967, PAGE 18, MARICOPA COUNTY RECORDS. SAID LINE BEARING N00°23'56"W.

LEGAL DESCRIPTION

PARCEL 1, FINAL PLAT FOR "PASEO LINDO", ACCORDING TO BOOK 967 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES

- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCUMENT NO. _____
- PRIVATE EASEMENTS FOR POTABLE WATER, SANITARY SEWER, FIRE LINE, PEDESTRIAN ACCESS, VEHICULAR ACCESS, AND DRAINAGE AND FACILITIES HAVE BEEN PROVIDED FOR IN THE COVENANTS AS LISTED ABOVE OR BY SEPARATE INSTRUMENTS.
- THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(S)") SHALL BE RESPONSIBLE FOR IRRIGATION OF THE AREA TRACTS. THE SOURCE OF IRRIGATION WATER ("EFFLUENT"), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER(S) SHALL CAUSE THE COMMON AREA TRACTS TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON AREA TRACTS IS AVAILABLE, THEN THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON AREA TRACTS. AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING TITLE THERE TO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.
- IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS, UNLESS DESIGNED AND APPROVED AS PART OF THE IMPROVEMENT PLANS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED, OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 8' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

SURVEYOR

RESSAY ASSOCIATES
EDWARD F. VINCENT
7250 NORTH 18TH STREET, SUITE 210
PHOENIX, ARIZONA 85017
PHONE (602) 748-1000

DEVELOPER

RED DEVELOPMENT, LLC
STEVE BACKMAN
8283 NORTH SCOTTSDALE ROAD, #330
SCOTTSDALE, ARIZONA 85250
PHONE (480) 856-7738

CERTIFICATION

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

PLANNING & DEVELOPMENT DIRECTOR DATE

CERTIFICATION

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

CITY ENGINEER DATE

CERTIFICATION

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS (ALL TEMPORARY DRAINAGE & RETENTION BASIN EASEMENTS (TO BE) DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED).

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____, 20____.

BY: MAYOR DATE

ATTEST: CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREON HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

EDWARD F. VINCENT
REGISTERED LAND SURVEYOR NO. 17548
7250 NORTH 18TH STREET, SUITE 210
PHOENIX, ARIZONA 85012



EXPIRES 09/30/10

COG LOG NO. PPT09-0004

FINAL PLAT
OF "PARCEL 1 OF PASEO LINDO"
BEING A REPLAT OF PARCEL 1 OF "PASEO LINDO" AS RECORDED IN BOOK 967, PAGE 18, MCR, BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

DATE: 08-09-09
DRN BY: BES
CHKD BY: EFV
JOB NO. 007-1040
SHEET: 1

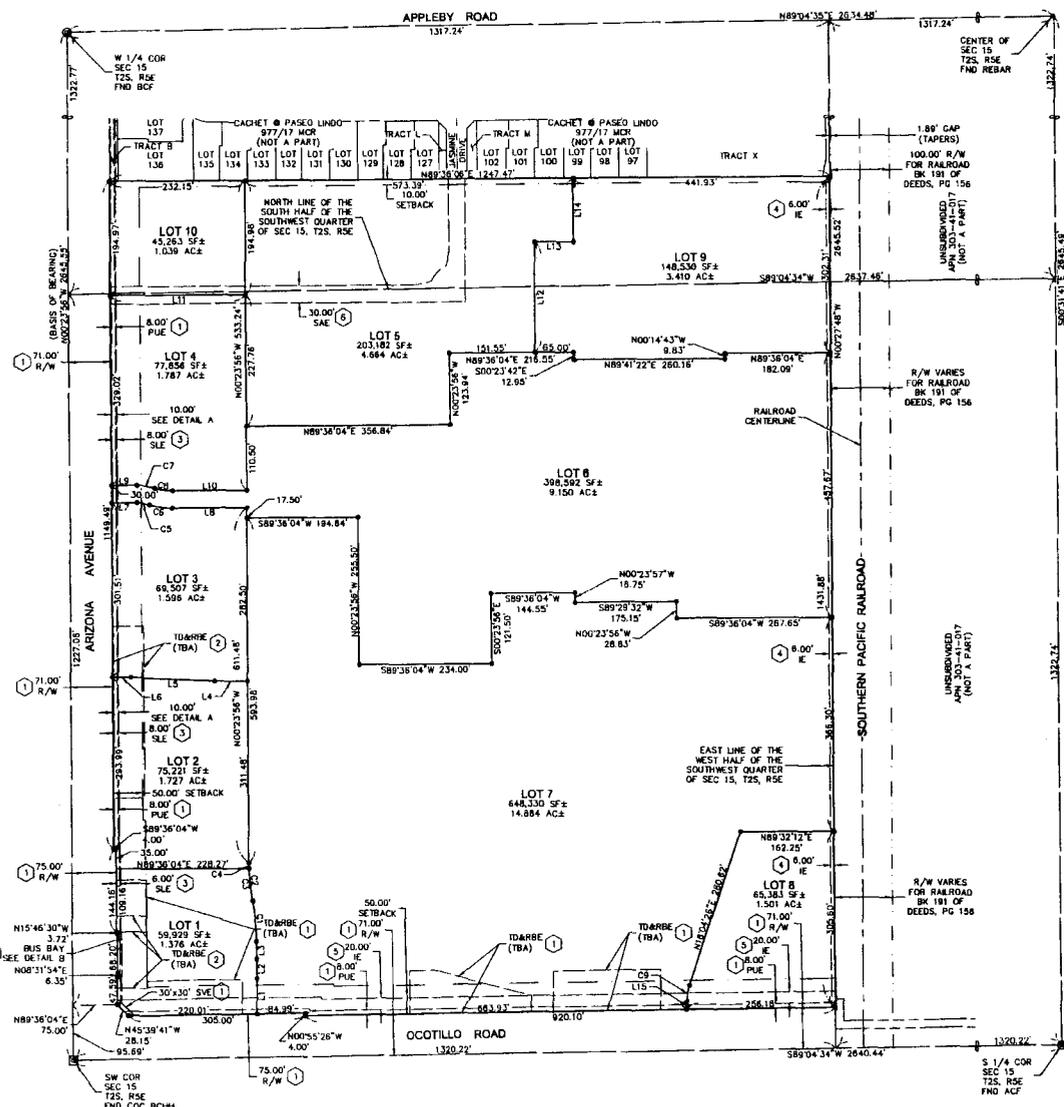
OF 2

OLSSON ASSOCIATES

7250 North 18th Street, Suite 210 | TEL: 602.748.1000
PHOENIX, AZ 85028-4262 | FAX: 602.748.1001 | www.olsonaz.com

Final Plat

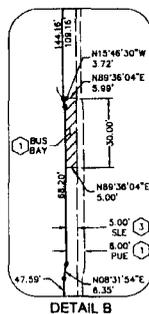
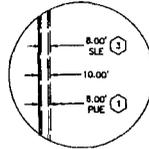
FINAL PLAT OF "PARCEL 1 OF PASEO LINDO"



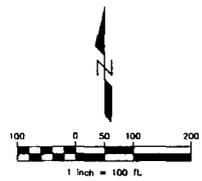
LINE	LENGTH	BEARING
L1	81.23	N00°24.31'W
L2	33.73	N00°24.02'W
L3	30.37	N00°24.31'W
L4	58.21	S89°36'04"W
L5	142.48	N89°36'04"E
L6	31.85	S89°36'04"E
L7	42.52	N89°36'04"E
L8	129.53	N89°36'04"E
L9	42.52	N89°36'04"E
L10	128.52	N89°36'04"E
L11	232.15	S89°36'04"W
L12	180.31	N00°23'54"W
L13	45.00	N89°36'04"E
L14	108.48	N00°23'54"W
L15	13.21	N00°19'10"W

CURVE	RADIUS	LENGTH	DELTA
C1	415.00	71.41	9°31'34"
C2	385.00	68.32	9°22'08"
C3	385.00	58.34	8°24'50"
C4	385.00	9.78	1°27'20"
C5	70.00	21.37	17°29'34"
C6	150.00	35.89	17°29'34"
C7	100.00	30.53	17°29'34"
C8	90.00	28.89	18°23'58"

NOTE:
ALL TEMPORARY DRAINAGE & RETENTION BASIN EASEMENTS ARE TO BE ABANDONED WITH THIS PLAT.



- ### LEGEND
- SECTION LINE
 - BOUNDARY LINE
 - BOUNDARY LINE
 - LOT LINE
 - OFFSITE RIGHT-OF-WAY LINE
 - EASEMENT LINE (AS NOTED)
 - RAILROAD RIGHT-OF-WAY LINE
 - RAILROAD CENTERLINE
 - FOUND BRASS CAP IN HAND HOLE (UND)
 - FOUND BRASS CAP FLUSH (UND)
 - FOUND REBAR (UND)
 - SET 1/2" REBAR W/ CAP STAMPED H.S. 17548 (UND) TO BE SET AT COMPLETION OF MASS GRADING
 - ALUMINUM CAP FLUSH
 - BRASS CAP FLUSH
 - BRASS CAP IN HAND HOLE
 - CITY OF CHANDLER
 - IRRIGATION EASEMENT
 - MARICOPA COUNTY RECORDS
 - PUBLIC UTILITIES EASEMENT
 - SECONDARY ACCESS EASEMENT
 - SEWER LINE EASEMENT
 - TO BE ABANDONED WITH THIS PLAT
 - TEMPORARY DRAINAGE & RETENTION BASIN EASEMENT TO BE ABANDONED WITH THIS PLAT
 - UNLESS NOTED OTHERWISE
 - MATTERS PER PLAT OF SUBDIVISION RECORDED IN BOOK 967 OF MAPS, PAGE 18, MCR.
 - TEMPORARY DRAINAGE AND RETENTION BASIN EASEMENT PER DOCUMENT NO. 1987-084892, MCR.
 - 6.00' SEWER LINE EASEMENT PER DOCUMENT NO. 2005-0332746 AND RE-RECORDED AS 2005-0962730, MCR.
 - 6.00' IRRIGATION EASEMENT PER DOCUMENT NO. 2008-0399426, MCR.
 - 20.00' EXCLUSIVE IRRIGATION EASEMENT PER DOCUMENT NO. 2007-1260634, MCR.
 - SECONDARY ACCESS EASEMENT AND NO BARRIER AGREEMENT PER DOCUMENT NO. 2007-0959402, MCR.



FINAL PLAT
OF
"PARCEL 1 OF PASEO LINDO"

BEING A REPLAT OF PARCEL 1 OF "PASEO LINDO" AS RECORDED IN BOOK 967, PAGE 18, MCR, BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

MOLSSON
ASSOCIATES

7380 South 18th Street, Suite 710
Phoenix, AZ 85028-5222 TEL: 482 748 5008
FAX: 482 748 5891 www.molssonaz.com

DATE: 08-09-09

DRN BY: RES

CHKD BY: EFV

JOB NO. 007-1040

SHEET

2

OF 2

FINAL PLAT

This map is only one portion of the complete and final Chandler Airport Area Plan produced by BRW and adopted by the Chandler City Council on November 5, 1998. This map is not exclusive information regarding Chandler's Airport Area Plan and should not be viewed as such. The complete Chandler Airport Area Plan document contains detailed information and descriptions of each land use category as well as more information about the land use, transportation, infrastructure and economic development elements planned for this area.

CHANDLER AIRPARK Area Plan

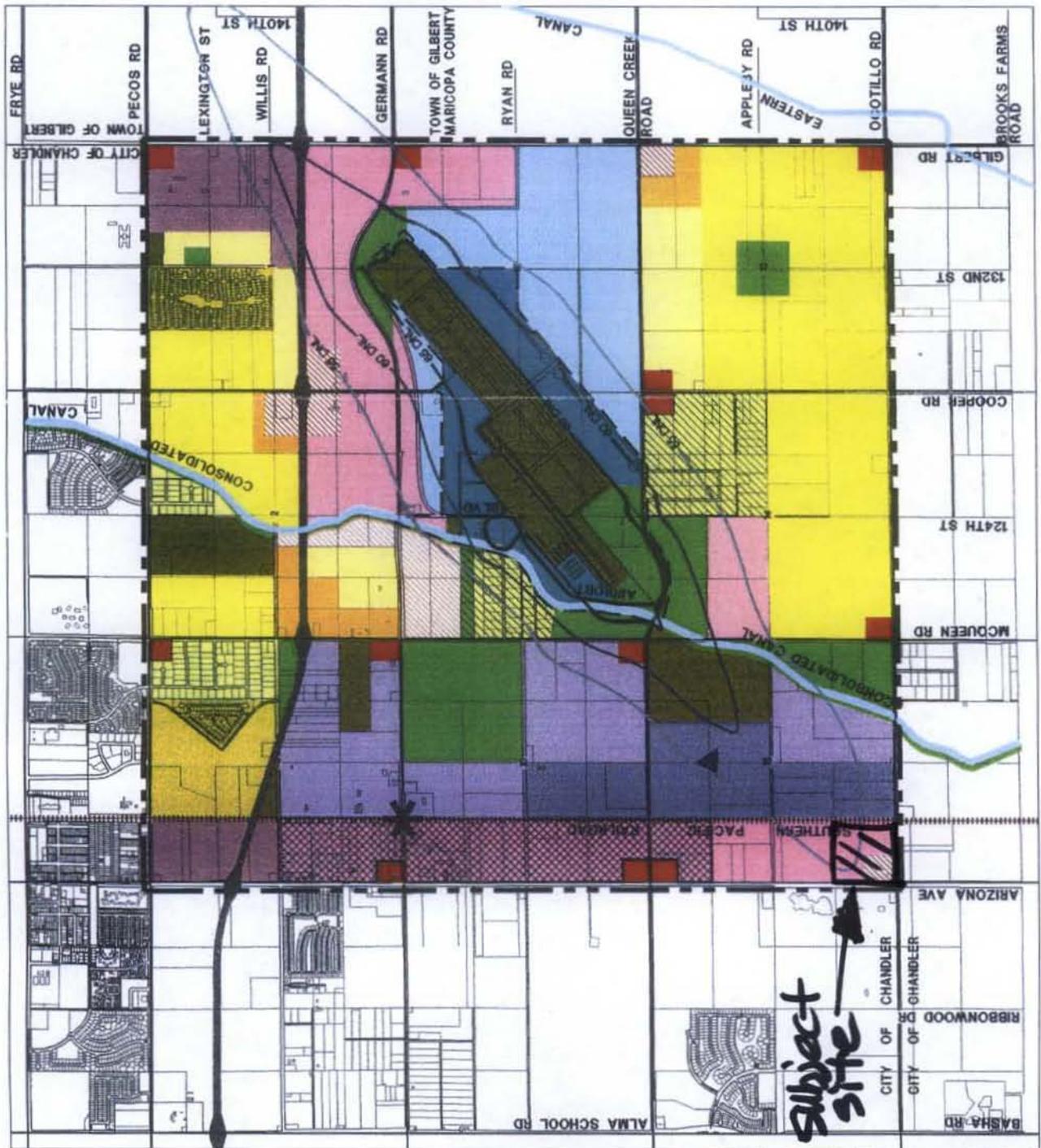
FINAL LAND USE PLAN

	RI (0-15 D.U. PER ACRE) 300 ACRES
	LOR (16-25 D.U. PER ACRE) 1000 ACRES
	LACR (26-35 D.U. PER ACRE) 240 ACRES
	MOR (36-45 D.U. PER ACRE) 200 ACRES
	LOR (51-75 D.U. PER ACRE) 150 ACRES
	NEIGHBORHOOD COMMERCIAL 10 ACRES
	COMMUNITY COMMERCIAL 75 ACRES
	REGIONAL COMMERCIAL 250 ACRES
	SPECIAL USE COMMERCIAL 100 ACRES
	COMMERCIAL/OFFICE/BUSINESS PARK 648 ACRES
	LIGHT INDUSTRIAL 50 ACRES
	INDUSTRIAL 250 ACRES
	COMMERCIAL/OFFICE/BUSINESS PARK (LAWWAY ACCESS) 440 ACRES
	ASSEMBLY INDUSTRY (FBO) 27 ACRES
	PUBLIC / SEMI-PUBLIC FACILITIES 470 ACRES
	PARKS AND OPEN SPACE 600 ACRES
	TRANSITIONAL OVERLAY ZONE (TO ANY COMMERCIAL USE) 250 ACRES
	PLANNING AREA POTENTIAL (UNDEVELOPED) 250 ACRES
	FUTURE TRANSIT CENTER
	POTENTIAL FUTURE TRANSIT RAIL YARD
	LOOP 202 BANTIAN FREEWAY TENTATIVE ALIGNMENT
	55 D.M.L. HOSE CONTOUR 65
	60 D.M.L. HOSE CONTOUR 60
	65 D.M.L. HOSE CONTOUR 65 OR GREATER
	AIRPORT BOUNDARY
	STUDY AREA BOUNDARY AND AIRPORT OVERLAY DISTRICT

NOTE: D.M.L. IS THE AVERAGE DAY/NIGHT NOISE LEVEL. MEASURED IN DECIBELS. NOISE EXPOSURE IS FOR 2000 LEVELS.

SOURCE: BRW 1998

GRAPHIC SCALE: 1" = 1000' (1" = 300 M)
1 inch = 1000 ft



Airpark Area Plan



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Public Works – Airport, Staff Memo No. AP10-018

DATE: SEPTEMBER 24, 2009
TO: JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
FROM: GREG CHENOWETH, AIRPORT MANAGER
SUBJECT: AIRPORT CONFLICTS EVALUATION – AIRPORT COMMISSION FINDINGS FOR PROPOSED ZONING CHANGE AT THE PASEO LINDO DEVELOPMENT

The Airport Commission discussed the proposed zoning change to substitute a larger commercial center instead of a commercial office business park component at the Paseo Lindo Development at their regular meeting of September 9, 2009.

Finding: The Commission determined that the proposed zoning change to allow a larger commercial center instead of a commercial office business park component at the Paseo Lindo Development does not constitute a conflict with the existing or planned airport uses.

Conflict(s) Cited: None.

Conflict Resolution(s): None.

Commission Members in Attendance: Chelle Daly, Gary DeHoff, Stan Olivier, Frank Nechvatal, Richard Parker, David Church and Schuyler McCorkle. This attendance represented a quorum.

In compliance with the Airport Conflicts Evaluation Process, the Commission voted 7-0 to forward a report to the Planning Administrator and City Council indicating the findings noted above.

cc: Jodie Novak, Senior Planner

**Airport Conflicts
Evaluation**

ORDINANCE NO. 3866

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM COUNTY RURAL-43 (RURAL RESIDENTIAL) AND C-3 (GENERAL COMMERCIAL) TO INITIAL CITY ZONING DISTRICT PAD (DVR06-0018 PASEO LINDO) 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 County Rural-43 (Rural Residential) and C-3 (General Commercial) zoning to initial City zoning district Planned Area Development (PAD) subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Paseo Lindo", kept on file in the City of Chandler Planning Services Division, in File No's AP06-0002 and DVR06-0018, 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. 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.
7. 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.
8. 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.
9. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
10. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
11. 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 Paseo Lindo development shall use treated effluent to maintain open space, common areas, and landscape tracts.

12. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
13. Landscaping shall be in compliance with current Commercial Design Standards.
14. All raceway signage shall be prohibited within the development.
15. 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.
16. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner, property owners' association, or homeowners' association.
17. A tot lot shall be provided with a minimum of 20 total play stations.
18. The same elevation shall not be built side-by-side or directly across the street from one another.
19. A minimum of two trees at a minimum of 2-inch caliper each shall be planted in all front yards.
20. The following stipulations shall be the responsibilities of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
 - a) Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorders Office upon sale of the property.
 - b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision within the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled *Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area)*, as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum size of 24" x 36".
 - c) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
 - d) Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the

Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.

- e) The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
- f) All homes and buildings shall be designed and built with noise attenuation construction to achieve an interior noise level of 45 decibels for a single event from an aircraft. A registered engineer shall certify that the project is in conformance with this condition.
- g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

“This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler.”

- 21. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a future heliport at the Chandler Municipal Airport that may cause adverse noise, odors, and other externalities. The “Public Subdivision Report”, “Purchase Contracts”, CC&R’s, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a future heliport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
- 22. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby an existing landfill and future transfer station that may cause adverse noise, odors, and other externalities. The “Public Subdivision Report”, “Purchase Contracts”, CC&R’s, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing landfill and future transfer station, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
- 23. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

24. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to undeveloped land north of Paseo Lindo, which is planned for non-residential use. In accordance with the Chandler Airpark Area Plan, the property to the north is land planned for Commercial/Office/Business Park in which multi-story buildings may be considered. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to property planned for non-residential use and has the potential to develop with multi-story buildings. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
25. The applicant shall work with Staff to enhance the bank drive-through columns to include building materials and features found on the building other column.
26. The commercial/office/business park parcel, including the building for office/day care/fitness club, shall be reviewed and approved through a separate Preliminary Development Plan. The architectural style and quality shall be commensurate with the main retail center.
27. Buildings within the commercial retail portion shall be limited to 45 feet in height except for architectural embellishments, which may exceed 45 feet in height as defined in the Mid-Rise Development Policy. Consideration for mid-rise buildings shall be requested through a separate PAD zoning with PDP for the commercial/office/business park portion, which includes the building labeled office/day care/fitness club.
28. The homebuilder/lot developer shall disclose in the CC&R's that the building setbacks for future multi-story commercial/office/business park uses on the Farmer family property (abutting Paseo Lindo's north property line) may be measured from the nearest residential homes within Paseo Lindo instead of the Farmer parcel's south property line.
29. In addition to the series of Date Palm and Palo Verde trees as depicted on the landscape plan, incorporate additional shade trees where appropriate to further shade walkways along the north side of the southern Main Street retail/office buildings.
30. The applicant shall work with Staff to enhance the perimeter fence wall along the railroad tracks by incorporating a decorative wall design such as but not limited to varied brick pattern, color variations, stucco, columns, decorative cap at columns and/or top of wall, and any other horizontal or vertical plane changes.
31. A gas station use shall be prohibited within the development.
32. The monument signs shall be incorporated with the commercial development to match materials and colors.
33. The applicant shall work with Staff on the design of Pads 2, 3, 6, and 7 building elevations along driveway sides such as but not limited to hardscape features, trellises, pillars, and the like.

- 34. Landscaping and pruning of plant material in the commercial and residential portions shall be maintained in a similar manner.
- 35. The application shall work with Staff on the development's landscape plans to ensure themeing, maximizing turf, and landscape palette throughout the project.
- 36. There shall be no grocery store greater than 15,000 square feet.
- 37. The two buildings immediately east of pads P4 and P5 shall be two-stories in height.
- 38. Trees along the north property line shall be a double row, staggered, and include an 8-foot high perimeter wall.
- 39. Single-family residences shall maintain a minimum 35-foot setback from the homes to the north property line (adjacent to the Farmer property) of which a minimum of 20 feet shall be placed within common open space or roadway tracts.

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

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

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 16th day of November 2006.

ATTEST:


CITY CLERK



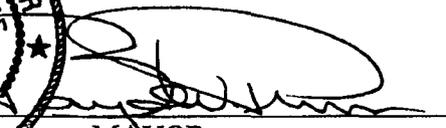

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 11th day of December, 2006.

ATTEST:


CITY CLERK




MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3866 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 11th day of December, 2006, and that a quorum was present thereat.



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PUBLISHED in the Arizona Republic on January 11 & 18, 2007.



Consulting Civil Engineers

Jeffrey J. Norman, P.E.
President

Kenneth W. Zell, P.E.
Vice President

Ocotillo Four

NEC Ocotillo Road and Arizona Avenue

Legal Description

ENTIRE PROPERTY, EXCEPT FARMER'S PARCEL- NET AREA

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE SOUTHERN PACIFIC RAILROAD RIGHT - OF - WAY;

EXCEPT THE NORTH 202 FEET THEREOF; AND

EXCEPT THE WEST 33 FEET THEREOF; AND

EXCEPT THE SOUTH 33 FEET THEREOF; AND

EXCEPTING THE FOLLOWING TWO RIGHT - OF - WAY PARCELS;

RIGHT - OF - WAY PARCEL NO. 1:

THAT PORTION OF THE WEST 220 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15:

THENCE NORTH 00° 23' 56" WEST, 33.31 FEET ALONG THE WEST LINE OF SAID SECTION 15;

THENCE DEPARTING SAID WEST LINE NORTH 89° 36' 04" EAST, 33.00 FEET TO THE EASTERLY RIGHT - OF - WAY LINE OF ARIZONA AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 00° 23' 56" WEST, 187.01 FEET ALONG SAID EASTERLY RIGHT - OF - WAY LINE TO THE NORTH LINE OF THE SOUTH 220.00 FEET OF SAID SOUTHWEST QUARTER OF SECTION 15;

THENCE DEPARTING SAID EASTERLY RIGHT - OF - WAY LINE NORTH 89° 04' 04" EAST, 42.19 FEET ALONG SAID NORTH LINE;

THENCE DEPARTING SAID NORTH LINE SOUTH 15° 46' 30" EAST, 3.05 FEET;

THENCE SOUTH 00° 23' 56" EAST, 68.20 FEET;

THENCE SOUTH 08° 31' 54" WEST, 70.86 FEET;

THENCE SOUTH 00° 23' 56" EAST, 45.97 FEET TO THE NORTHERLY RIGHT - OF - WAY LINE OF OCOTILLO ROAD;

THENCE SOUTH 89° 04' 04" WEST, 32.00 FEET ALONG SAID NORTHERLY RIGHT - OF - WAY LINE TO THE POINT OF BEGINNING;

RIGHT - OF - WAY PARCEL NO. 2:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15;

THENCE NORTH 00° 23' 56" WEST, 220.32 FEET ALONG THE WEST LINE OF SAID SECTION 15;

THENCE DEPARTING SAID WEST LINE NORTH 89° 36' 04" EAST, 33.00 FEET TO THE EASTERLY RIGHT - OF - WAY LINE OF ARIZONA AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 00° 23' 56" WEST, 2223.91 FEET ALONG SAID EASTERLY RIGHT - OF - WAY LINE TO THE SOUTH LINE OF THE NORTH 202.00 FEET OF SAID SOUTHWEST QUARTER OF SECTION 15;

THENCE DEPARTING SAID EASTERLY RIGHT - OF - WAY LINE NORTH 89° 04' 29" EAST, 32.00 FEET ALONG SAID SOUTH LINE OF THE NORTH 202.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 15;

THENCE DEPARTING SAID SOUTH LINE SOUTH 00° 23' 56" EAST, 2186.75 FEET;

THENCE SOUTH 15° 46' 30" EAST, 38.44 FEET TO THE NORTH LINE OF THE SOUTH 220.00 FEET OF SAID SOUTHWEST QUARTER OF SECTION 15;

THENCE SOUTH 89° 04' 04" WEST, 42.19 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 3,020,935 SQUARE FEET OR 69.3511 ACRES MORE OR LESS.



Ocotillo Four

NEC Ocotillo Road and Arizona Avenue

Legal Description

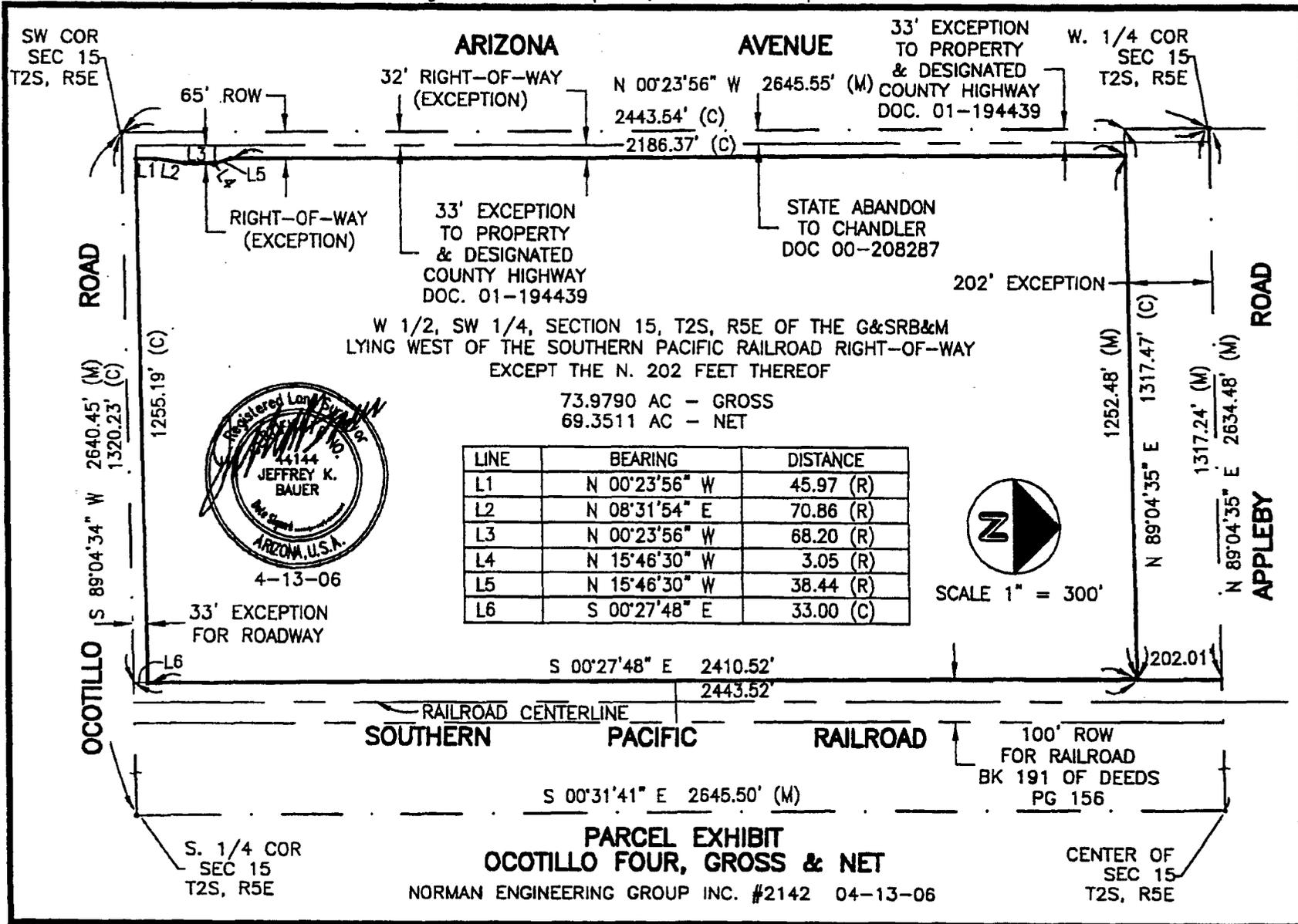
ENTIRE PROPERTY EXCEPT FARMER'S PARCEL - GROSS AREA

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE SOUTHERN PACIFIC RAILROAD RIGHT - OF - WAY;

EXCEPT THE NORTH 202 FEET THEREOF.

SAID PROPERTY CONTAINS 3,222,526 SQUARE FEET OR 73.9790 ACRES MORE OR LESS.

T:\2142 OCOTILLO FOUR\ - 2142ROS02.dwg - Model - Apr 13, 2006 - 2:44pm - Filescale 300



ORDINANCE NO. 4190

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR08-0042 PASEO LINDO) 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 PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Paseo Lindo", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0042, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3866 in case DVR06-0018 as applicable to the commercial component, except as modified by condition herein.

3. Condition No. 26 of Ordinance No. 3866 shall be deleted.
4. Condition No. 27 of Ordinance No. 3866 shall be deleted.
5. Condition No. 29 of Ordinance No. 3866 shall be modified to read, “Incorporate additional shade trees where appropriate to further shade walkways along the north side of the southern Main Street retail buildings.”
6. Condition No. 37 of Ordinance No. 3866 shall be deleted.
7. 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.
8. The applicant shall work with Staff to provide additional trees and landscape plantings along the main center’s Anchor and Majors colonnade without impeding wall signage.
9. The applicant shall work with Staff to provide Date Palms and other smaller trees grouped together to highlight Anchor 1’s main entrance without impeding wall signage.
10. The applicant shall work with Staff to provide additional building façade enhancement to the south elevations of Shops B and C providing elements found on front elevations.
11. Provide a direct pedestrian connection from Ocotillo Road to the front of Major A.
12. The applicant shall work with Staff to break up the west elevation of Anchor 1 in the area located north of the trellis and south of Major D through the addition of Date Palm trees, landscaping plantings, and/or shade trees.

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 _____, 2009.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2009.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4190 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2009, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

PUBLISHED:

Paseo Lindo
JN 007-1040

LEGAL DESCRIPTION

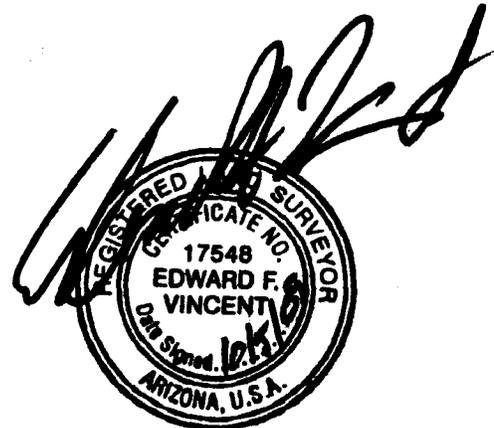
SUBJECT PROPERTY

A PORTION OF LOT 1, AS SHOWN ON THE FINAL PLAT FOR "PASEO LINDO", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 967 OF MAPS, PAGE 18, BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15;
THENCE N89°04'34"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,320.22 FEET;
THENCE N00°27'48"W, A DISTANCE OF 71.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE S89°04'34"W, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 281.18 FEET;
THENCE LEAVING SAID SOUTH LINE N00°17'58"W, A DISTANCE OF 115.49 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 86.70 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 787.48 FEET, THROUGH A CENTRAL ANGLE OF 06°18'29";
THENCE N57°46'24"W, A DISTANCE OF 122.72 FEET;
THENCE N01°51'36"E, A DISTANCE OF 305.80 FEET;
THENCE N00°11'04"W, A DISTANCE OF 535.43 FEET;
THENCE N01°12'58"E, A DISTANCE OF 54.77 FEET;
THENCE N89°58'06"W, A DISTANCE OF 110.69 FEET;
THENCE N00°03'32"E, A DISTANCE OF 269.74 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1;
THENCE N89°36'06"E, ALONG SAID NORTH LINE, A DISTANCE OF 470.72 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE S00°27'48"E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1,431.88 FEET TO THE POINT OF BEGINNING.

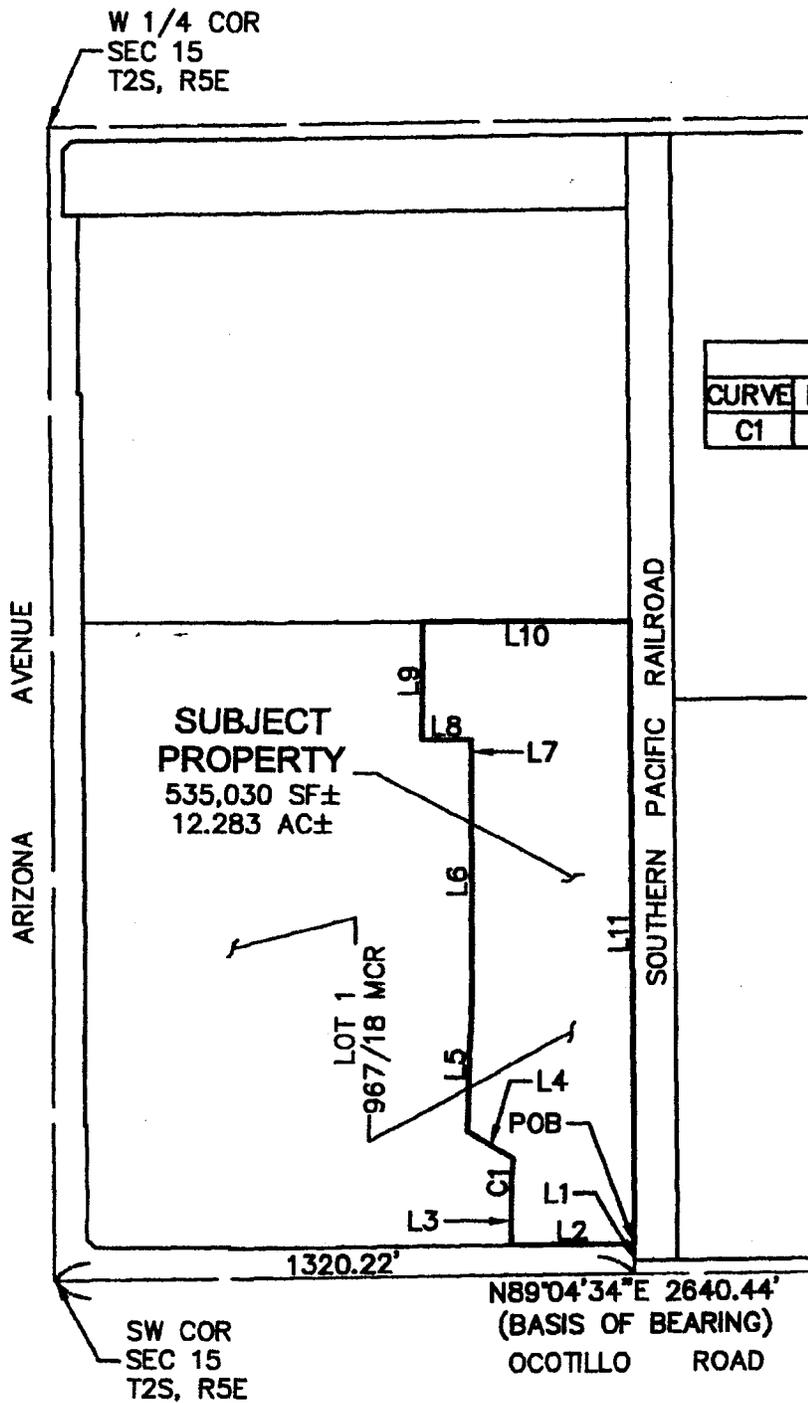
SAID PARCEL CONTAINS 535,030 SQUARE FEET OR 12.283 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000



EXPIRES 09-30-2010

LEGAL DESCRIPTION EXHIBIT MAP



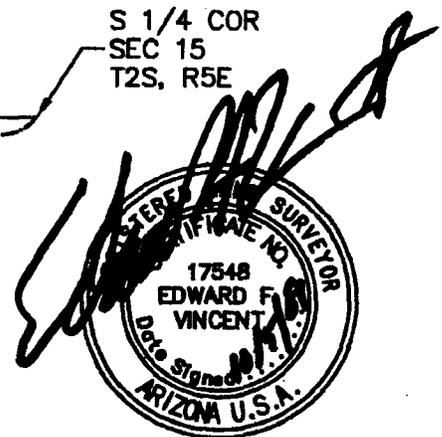
CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	787.48	86.70	6°18'29"

LINE TABLE		
LINE	LENGTH	BEARING
L1	71.00	N00°27'48"W
L2	281.18	S89°04'34"W
L3	115.49	N00°17'58"W
L4	122.72	N57°46'24"W
L5	305.80	N01°51'36"E
L6	535.43	N00°11'04"W
L7	54.77	N01°12'58"E
L8	110.69	N89°58'06"W
L9	269.74	N00°03'32"E
L10	470.72	N89°36'06"E
L11	1431.88	S00°27'48"E

MOLSSON
ASSOCIATES

7280 North 18th Street
Suite 210
Phoenix, AZ 85020-8202
TEL 802.748.1000
FAX 802.748.1001

PROJECT: 007-1040
DATE: 10-05-09
FILE: 071040_x-Old Office Lot



EXPIRES 09/30/10