



Chandler - Arizona
Where Values Make The Difference



MEMORANDUM

Transportation & Development - PZ Memo No. 10-095

DATE: SEPTEMBER 30, 2010

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KA*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: PDP10-0010 STONEFIELD II PARCEL A

Request: Preliminary Development Plan approval for housing product

Location: South of the southeast corner of Dobson and Germann Roads

Applicant: Amy Hagin, Ashton Woods Homes

RECOMMENDATION

The request is for Preliminary Development Plan (PDP) approval for housing product on a 26-acre, 65-lot, single-family residential subdivision. Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommends approval with conditions.

BACKGROUND

The subject site is located south of the southeast corner of Dobson and Germann Roads. Directly north, adjacent to the site is the Stonefield II Parcel B single-family residential subdivision. East, adjacent to the site are the Stonefield and Clemente Ranch single-family residential subdivisions. South is a continuation of the Clemente Ranch subdivision. The subject site previously operated as a portion of the Dugan Dairy.

The subject site, along with the adjacent Stonefield II Parcel B, received zoning approval in 2007 for the development of two single-family residential subdivisions. As part of the rezoning and PDP approval, Parcel B also received PDP approval for housing product, and is currently being developed. The land use, lot sizes, landscaping, amenity areas, street standards, and setbacks for the subject site were addressed during the zoning and PDP application for subdivision diversity. For reference purposes the site plan, landscape plan, grading and drainage plan, and final plat have been included in the development booklet.

The subdivision consists of 65 lots with a standard lot size of 85'x135'. Six floor plans are provided, and include four single-story plans and two two-story plans. Square footages for the homes range from 2,421 square feet up to 4,420 square feet. Three elevations will be provided for each floor plan, with three choices of color scheme per elevation; stacked stone is provided on one elevation for each floor plan. Architectural themes include Spanish Colonial, Ranch, Spanish Monterey and Tuscan.

Due to the lot sizes all being above 10,000 square feet, the housing product does not need to meet the architectural diversity standards. Despite the larger lot sizes, the housing product meets a number of diversity standards including: providing three distinct elevations; standard front porches, with all but a couple of the plans including large front courtyards; broken-up roof ridgelines; four-sided architectural elements; and stone as a standard on one of the elevations for each plan. The various architectural styles include distinctive elements respective of the particular style such as arched elements, wood posts and railings, decorative iron work, and shutters. Additionally, two of the single-story floor plans (6524, 6536) offer the option of a second story suite.

DISCUSSION

Staff supports the request finding that the housing product is of high quality and addresses a number of the architectural diversity standards in an attractive manner. Additionally, with the large lots and wide range of square footages, the product helps to diversify the housing stock in a relatively developed area.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Tuesday, August 17, 2010. Four residents attended the meeting and were in support of the request.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval of PDP10-0010 STONEFIELD II PARCEL A, subject to the following conditions:

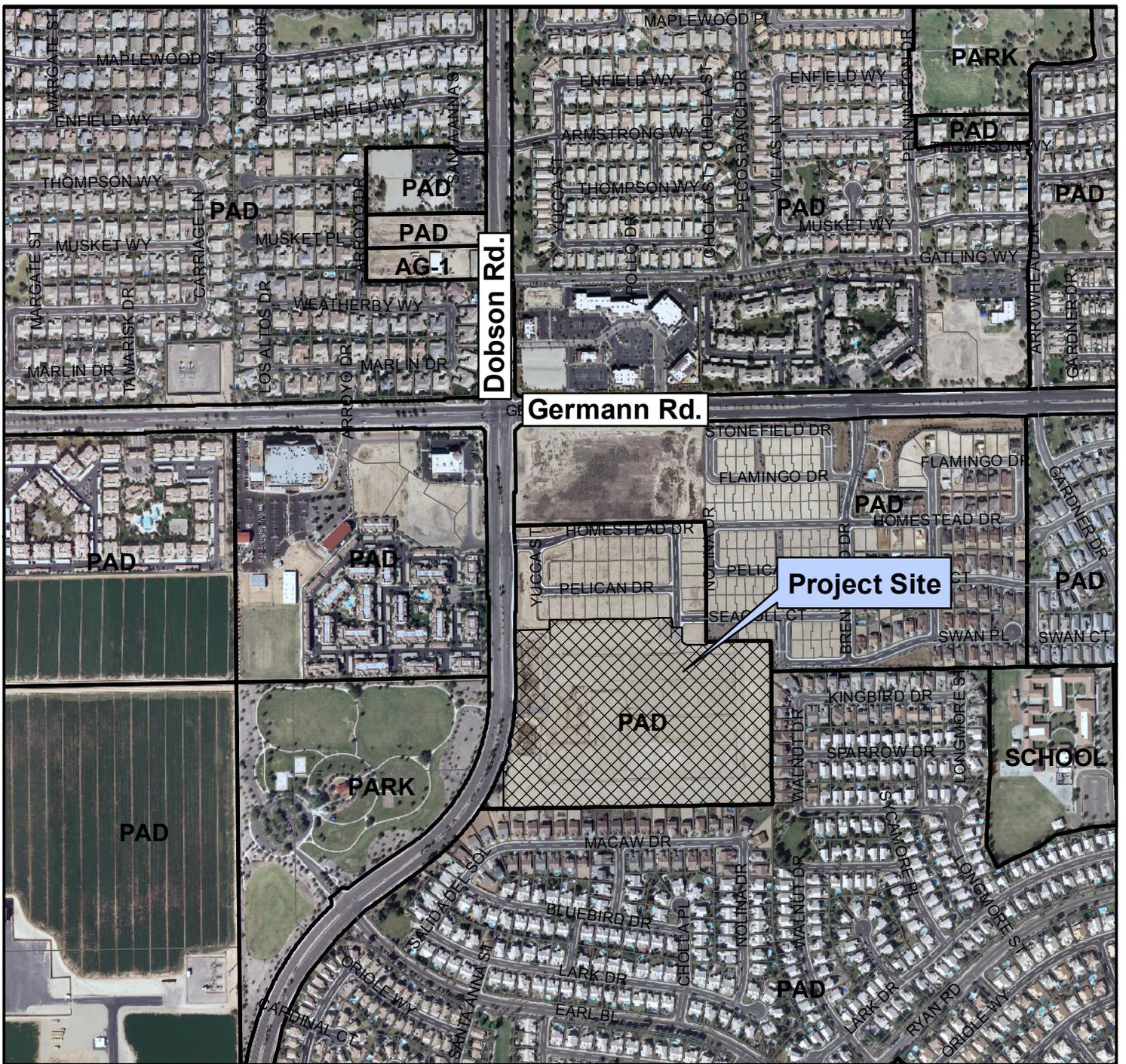
1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "PDP10-0010 STONEFIELD II PARCEL A", and kept on file in the City of Chandler Planning Services Division, in File No. PDP10-0010, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3883 in case Stonefield II, except as modified by condition herein.

PROPOSED MOTION

Motion to recommend approval of PDP10-0010 STONEFIELD II PARCEL A, Preliminary Development Plan approval for housing product, subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Elevations
4. Applicant Narrative
5. Ordinance No. 3883

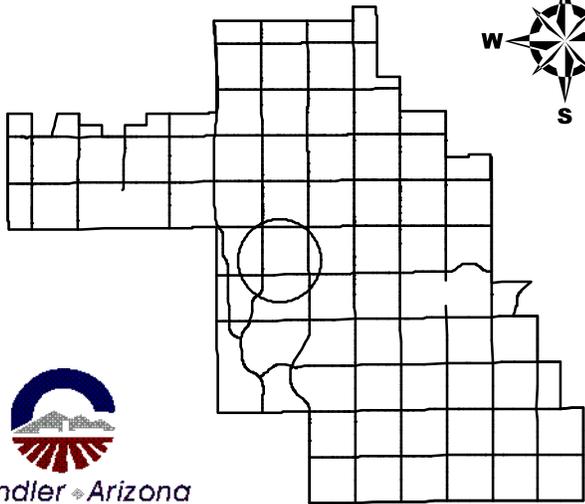


Dobson Rd.

Germann Rd.

Project Site

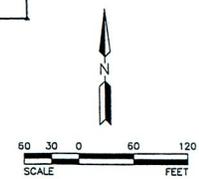
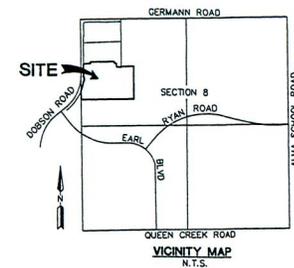
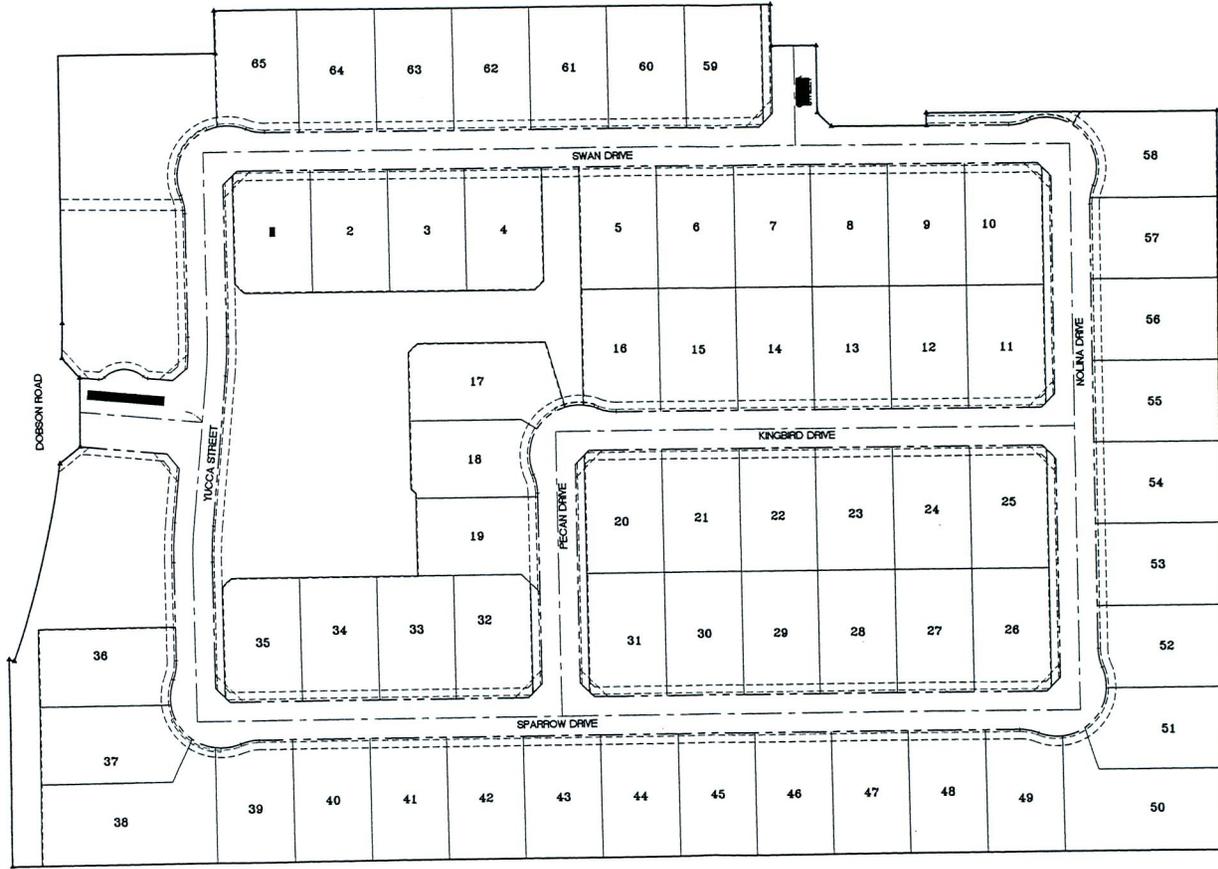
Vicinity Map



PDP10-0010

Stonefield II Parcel A

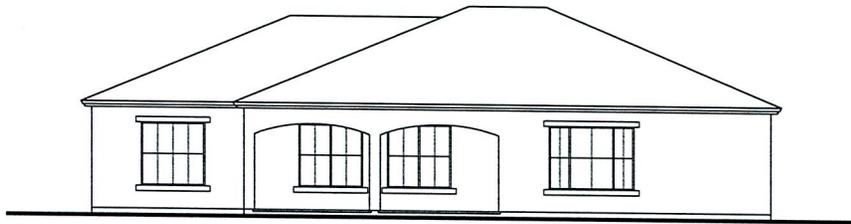
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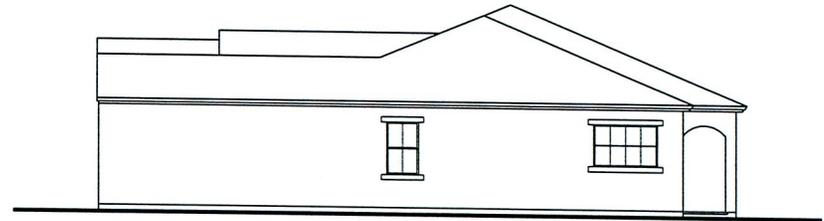
STONEFIELD II PARCEL A
 DOBSON ROAD & GERMANN ROAD
 CHANDLER, ARIZONA
SITE PLAN

PROJ. NO.	1067
DATE	JUNE 2010
SCALE	AS SHOWN
DRAWN BY	HW
DESIGNED BY	HW
APPROVED BY	HW
DWG. NO.	1
SHT.	1 OF 1



Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



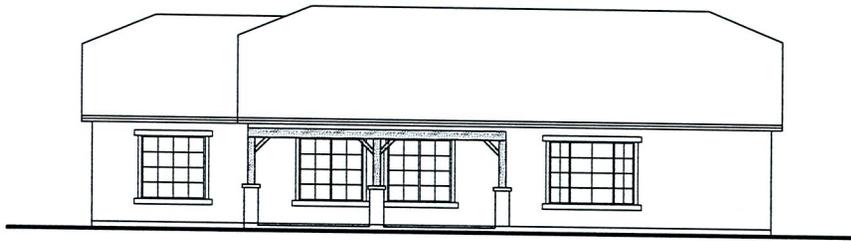
The drawings presented are illustrative of character and design intent only, and are subject to change based upon local building requirements (i.e., applicable codes, structural, and MEP design requirements, site plan / floor plan changes, etc.)

Plan 6524
Elevation A : Spanish Colonial
 Package A-1

6500 Series



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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 6524
Elevation B : Ranch
Package A-5

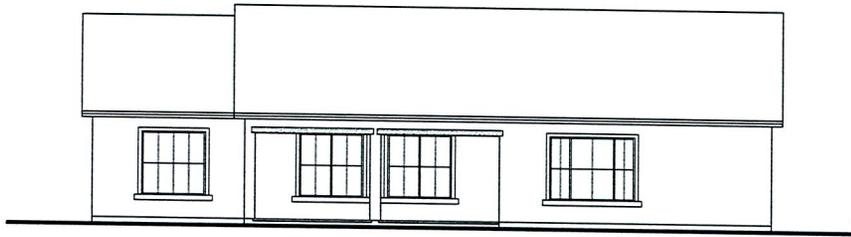


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6500 Series

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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



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The drawings presented are illustrative of character and design intent only, and are subject to change based upon local design codes, material availability, and other factors. All dimensions are approximate, and not to scale.

Plan 6524
Elevation F : Tuscan
Package A-9

6500 Series



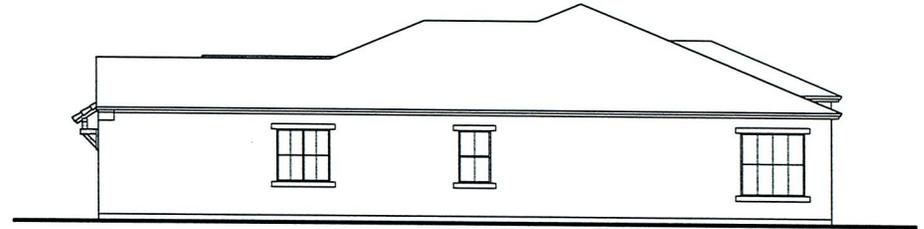
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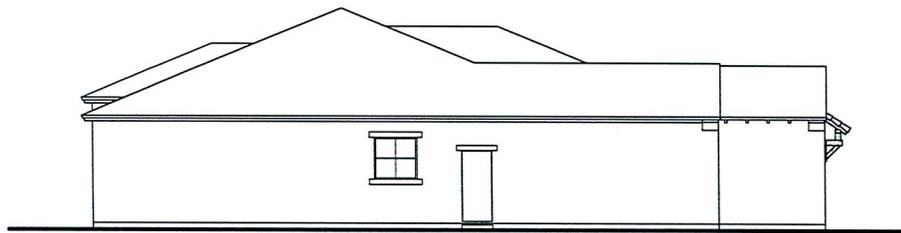
Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

CONCRETE ROOF
TILE, TYP.
EXPOSED RAFTER
TAIL, TYP.
TOP OF RIDGE
DECORATIVE
VENT, TYP.
MAIN PLATE
WOOD BEAM
W/ KICKER
STUCCO
POPOUT, TYP.
MAIN FLOOR
14'-10 1/2"
9'-1"

Plan 6528
Elevation A : Spanish Colonial
Package A-2



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6500 Series



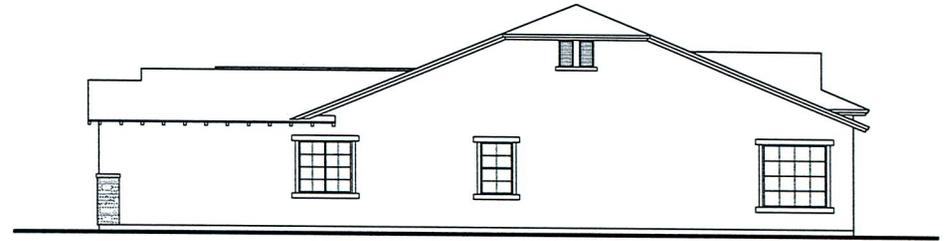
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Rear Elevation

scale: 3/16" = 1'-0"



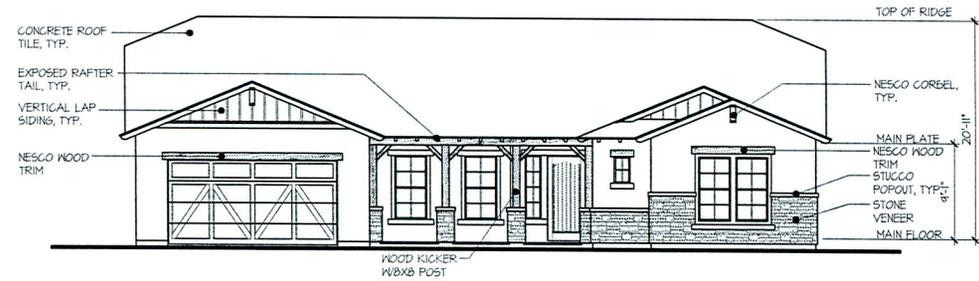
Right Side Elevation

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Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



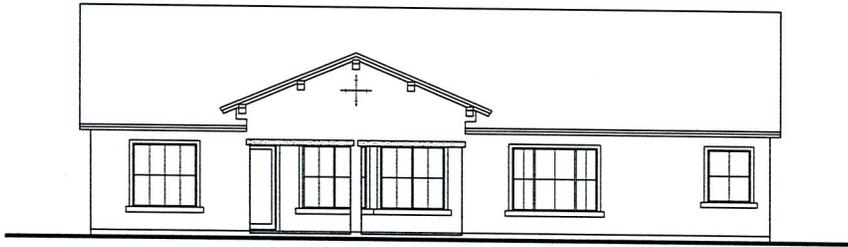
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Plan 6528
Elevation B : Ranch
Package A-6

6500 Series

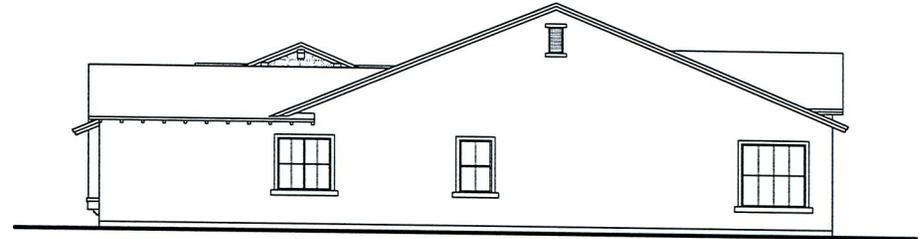
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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 6528
 Elevation F : Tuscan
 Package A-10



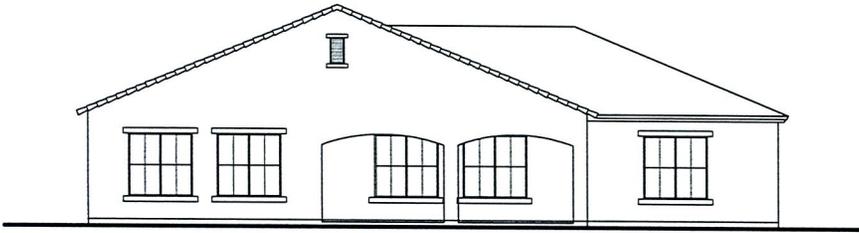
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6500 Series



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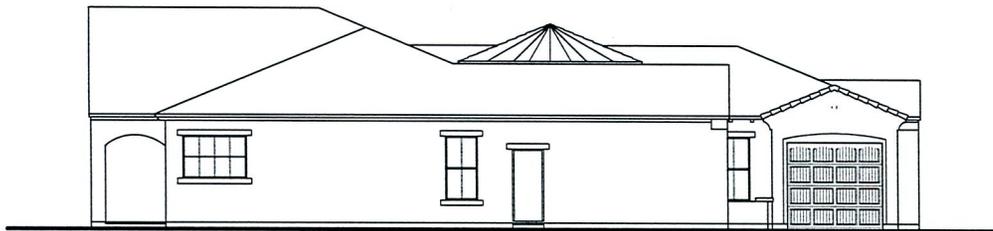
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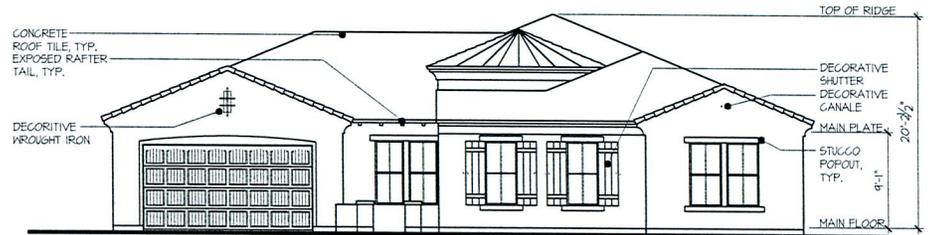
Right Side Elevation

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Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 6530
 Elevation A : Spanish Colonial
 Package A-3

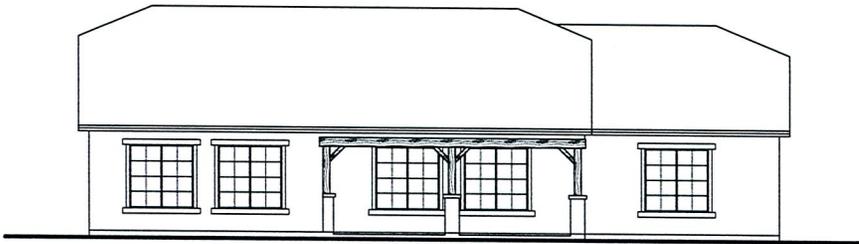


The drawings, products are illustrative of character and design shown only, and are subject to change based upon field design conditions, materials, availability, codes, structural, and MEP design requirements, and other field plan changes, etc.)

6500 Series

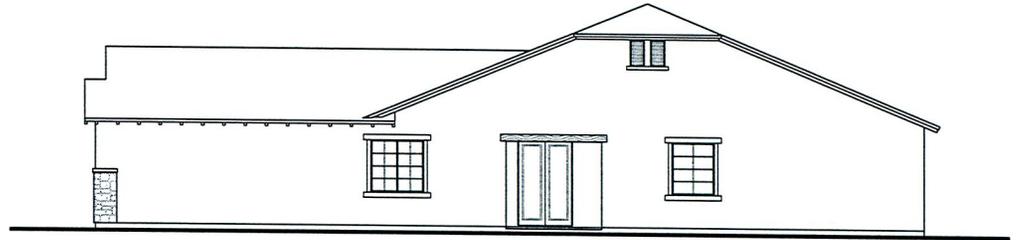
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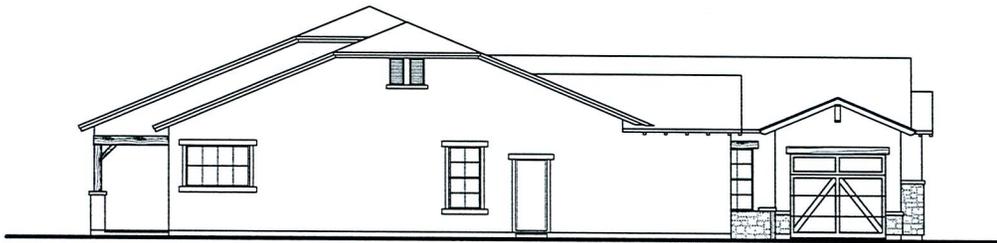
Rear Elevation

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Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



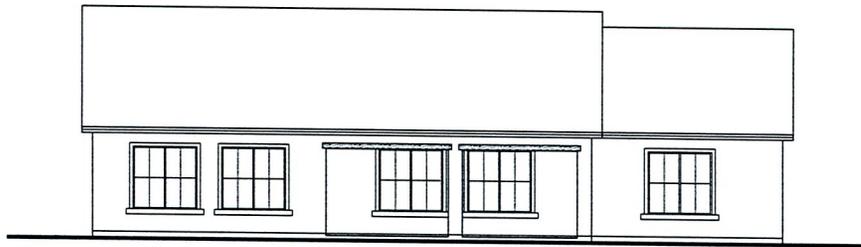
The drawings presented are indicative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, and other relevant conditions, etc.)

Plan 6530
Elevation B : Ranch
Package A-7

6500 Series

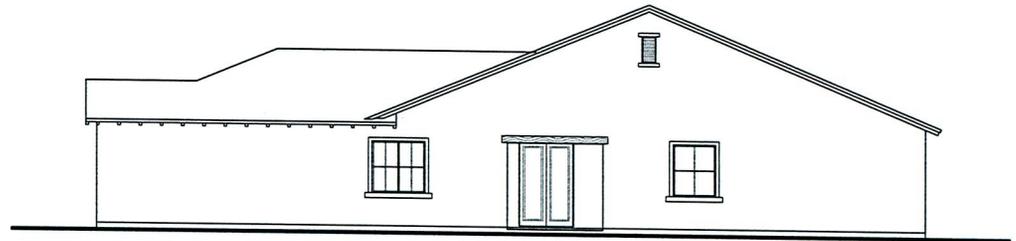


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Rear Elevation

scale: 3/16" = 1'-0"



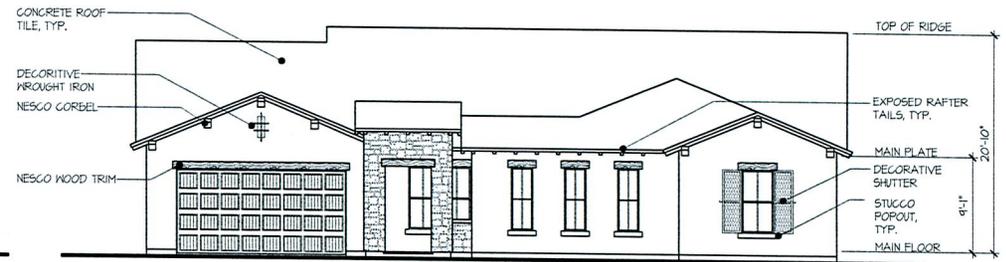
Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

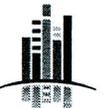
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Plan 6530
Elevation F : Tuscan
 Package A-11

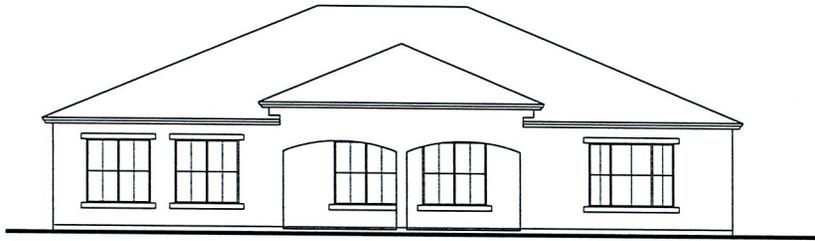


The drawings published are illustrative of character and design intent only, and are subject to change based upon final design considerations of all applicable codes, electrical, and MEP design requirements, and other relevant parameters, etc.

6500 Series



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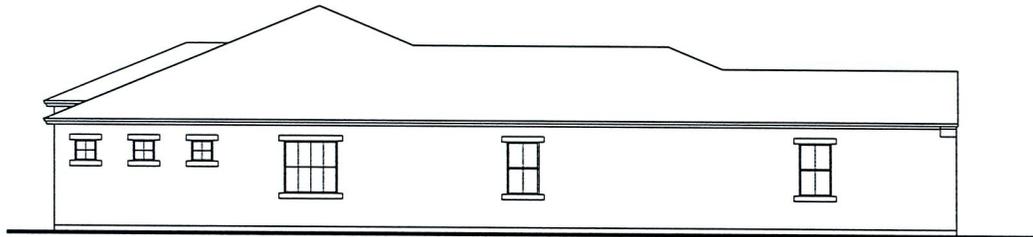
Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, material availability, etc.)

Plan 6536
Elevation A : Spanish Colonial
Package A-4

6500 Series

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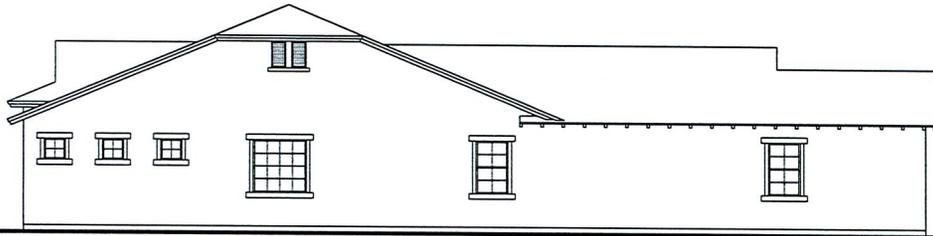
Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 6536
Elevation B : Ranch
Package A-8

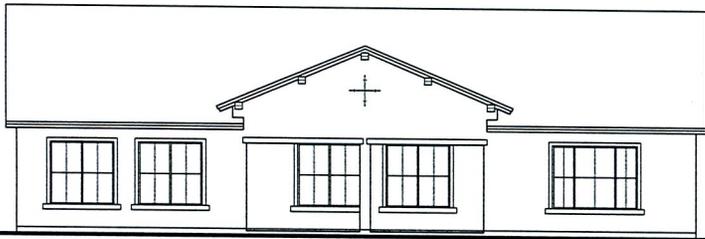


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6500 Series

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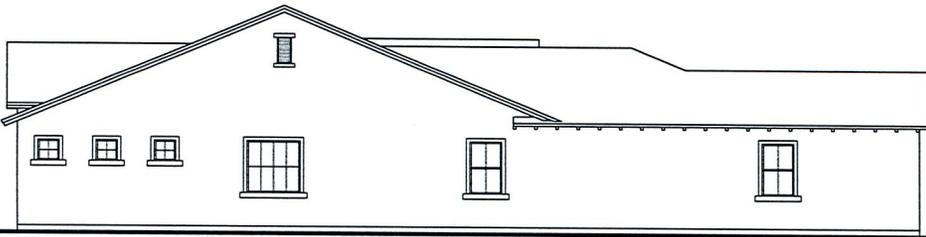
Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 6536
Elevation F : Tuscan
Package A-9



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6500 Series

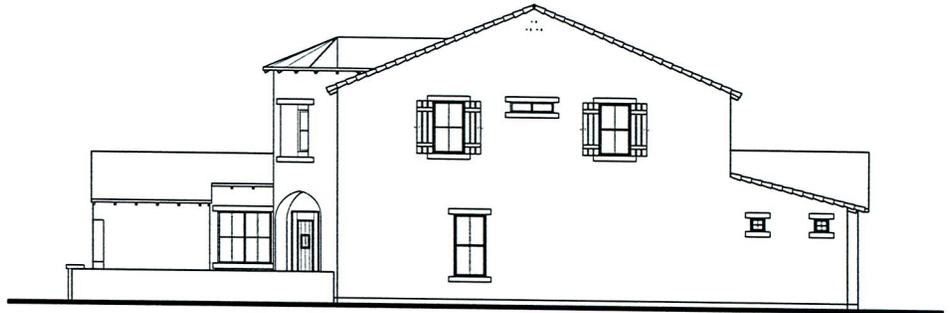
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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

CONCRETE ROOF TILE, TYP.
 DECORATIVE CANALE, TYP.
 EXPOSED RAFTER TAIL, TYP.
 TOP OF RIDGE
 UPPER PLATE
 DECORATIVE SHUTTER
 9'-1"
 27'-10 1/2"
 UPPER FLOOR
 MAIN PLATE
 STUCCO POPOUT, TYP.
 9'-1"
 MAIN FLOOR



The drawings presented are illustrative of character and design intent only, and are subject to change without notice. Design considerations (i.e., applicable codes, structural, and MEP) design requirements, and glass/floor plan changes, etc.)

Plan 5537
 Elevation A : Spanish Colonial
 Package A-3

5500 Series

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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 5537
Elevation B : Ranch
Package A-7



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5500 Series

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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



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Plan 5537
Elevation C : Spanish Monterey
Package A-12

5500 Series

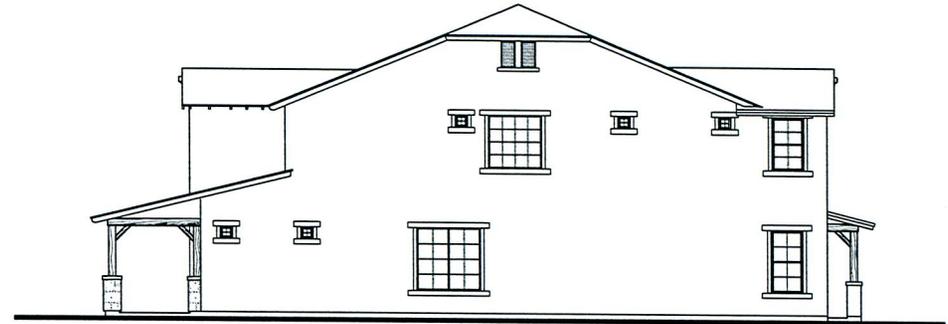


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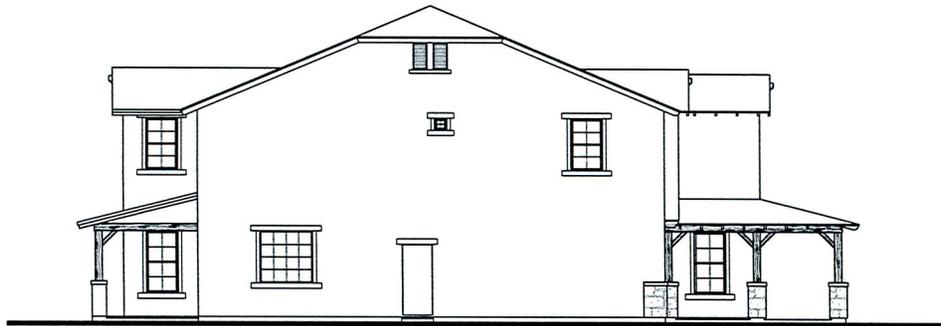
Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 5545
Elevation B : Ranch
Package A-8



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5500 Series

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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, and panel fit/panel availability, etc.)

Plan 5545
Elevation C: Spanish Monterey
Package A-13

5500 Series



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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 5545
Elevation F : Tuscan
Package A-11

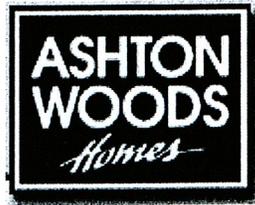


The drawings presented are illustrative of character and design intent only, and are subject to change based upon field design conditions such as, applicable codes, structural, and MEP design requirements, and other field conditions, etc.

5500 Series



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Project Narrative - Single Family Preliminary Development Plan
Stonefield II Parcel A (Ashton Woods Homes – 65 lots 85 x 135)

June 15, 2010

Stonefield II Parcel A is located south of the southeast corner of Germann Road and Dobson Road. Within Stonefield II Parcel A, Ashton Woods Homes has purchased 65 lots that are 85' in width by 135' in depth. The lot numbers are 001-065. Ashton Wood Homes is requesting Preliminary Development Plan approval for these lots.

The product requested for review are designed to fit the typical lot size of 85' x 135'. We offer six standard floor plans: 6524, 6528, 6530, 6536, 5537, and 5545 (2421, 2778, 3075, 3613, 3706, and 4420 square feet respectively). These homes would consist of four 1-story and two 2-story homes. Each home would have three distinct elevations. Ashton Woods Homes was inspired by the popular themed elevations used today and created Spanish Colonial, Ranch, Spanish Monterey and Tuscan elevations styles. Four different plans with these diverse elevation styles will be enhanced through the use of a variety of colors and some stone accents in order to provide a very diverse streetscape.

Each elevation will provide for at least three separate complete color schemes and accent materials, as well as different roofing shapes and colors to create diversity of design across the neighborhood. The exterior elevations are detailed in a manner consistent with each elevation's architectural nature. In addition to the entries and porches, hip and gabled secondary roofs help to break up the rooflines not only among the floor plans, but also across the elevations as well. Wrapped stucco trim, exposed rafter tails, pop-outs, stone veneer and ironwork also bring subtle elements that successfully come together to complement the community's design theme.

The project's subdivision design includes a sense of neighborhood arrival, cul-de-sacs, visible open space with view corridors, a landscaped parkway along arterial streets, and meandering retention areas within the development. A centralized amenity area includes a tot lot, a community pool with bath house,

Ashton Woods Homes is excited to bring these newly designed floor plans and elevations into our product family and the City of Chandler. For any further information please contact Amy Hagin at (480) 515-9955 x224 (office), 602-828-8530 (mobile) or ahagin@ashtonwoodshomes.com

ORDINANCE NO. 3883

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR06-0057 STONEFIELD II) 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 AG-1 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "STONEFIELD II", kept on file in the City of Chandler Planning Services Division, in File No. DVR06-0057, except as modified by condition herein.
2. 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.
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. 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.
9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
10. The side yard setbacks for "Site B" shall be a minimum of 5 feet and 10 feet.
11. No more than two identical side-by-side roof slopes should be constructed along arterial or collector streets or public open space.
12. The tot lots shall have a total combined minimum of 20 play stations. The climbing boulders shall count as individual play stations towards the total amount.
13. All homes built on corner lots within the residential subdivision shall be single story or a combination of one- and two-story with the one-story portion on the street side.
14. The same elevation shall not be built side-by-side or directly across the street from one another.
15. When two-story homes are built on adjacent lots, a 20-foot separation shall be provided between the two-story elements.
16. A minimum of two trees at a minimum of 2-inch caliper each shall be planted in all front yards.
17. 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.

18. 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 DVR06-0057 STONEFIELD II development shall use treated effluent to maintain open space, common areas, and landscape tracts.

19. Lots adjacent to Dobson Road, specifically lots 36, 37, and 38 shall be limited to no more than one two-story home for every third lot.

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

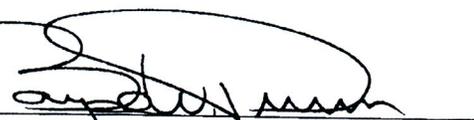
SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 22nd day of February 2007.

ATTEST:


CITY CLERK




MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 5th day of March 2007.

ATTEST:


CITY CLERK




MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3883 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 5th day of March 2007, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

PUBLISHED in the Arizona Republic on March 15 and 22, 2007.

ATTACHMENT 'A'



October 20, 2006
 Rick No. 3704
 SCB

GROSS AREA

A portion of the Northwest quarter of Section 8, Township 2 South, Range 5 East, Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 8;
 THENCE South 00 degrees 28 minutes 55 seconds West, along the West line of said Northwest quarter, 565.33 feet to the POINT OF BEGINNING;
 THENCE North 89 degrees 52 minutes 00 seconds East, 1018.06 feet;
 THENCE South 00 degrees 28 minutes 45 seconds West, 598.32 feet;
 THENCE North 89 degrees 56 minutes 25 seconds East, 319.93 feet;
 THENCE South 00 degrees 36 minutes 10 seconds West, 815.01 feet;
 THENCE South 89 degrees 58 minutes 25 seconds West, 1336.27 feet to the aforementioned West line of the Northwest quarter;
 THENCE North 00 degrees 28 minutes 55 seconds East, along said West line, 1411.22 feet to the POINT OF BEGINNING, as shown on Exhibit "A" attached herewith as page 2 of 2. Subject parcel comprising 38.972 acres, more or less, and subject to all easements of record.

This description is based on information provided to the surveyor.



PAGE 1 OF 2

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