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JUN 05 2013

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Transportation & Development - PZ Memo No. 13-040**

DATE: JUNE 5, 2013

TO: PLANNING AND ZONING COMMISSION

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

FROM: ERIK SWANSON, CITY PLANNER ES

SUBJECT: PDP13-0003 FINISTERRA

Request: Preliminary Development Plan (PDP) approval for housing product for a single-family residential subdivision

Location: East of the southeast corner of Lindsay and Ocotillo roads

Applicant: Lara Shaffer; Ryland Homes

RECOMMENDATION

The request is for PDP approval for housing product for a single-family residential subdivision. Planning Staff, upon finding consistency with the General Plan, Southeast Chandler Area Plan (SECAP), and Planned Area Development (PAD) zoning, recommends approval with conditions.

BACKGROUND

The subject site is located east of the southeast corner of Lindsay and Ocotillo roads. North and east of the subject site are properties within the jurisdiction of the Town of Gilbert. West is the recently approved and under construction Pastorino Dairy (now called Vaquero Ranch), single-family subdivision. South is agricultural land within the jurisdiction of Maricopa County.

The subject site was approved in early 2012 for a 133-lot single-family subdivision for subdivision layout only, with a specific condition stating that the approval was for subdivision layout only, implying that a PDP would need to reviewed and approved for housing product. The subject request provides the housing product.

As presented, three single-story and four two-story homes are provided. Of the single-story homes, two have second story dormer options. Square footages range in size from 2,059 up to 4,600. Various options are provided ranging from second-story options to three-car garages.

As part of the 2012 approval for subdivision layout, the development had to meet design criteria as outlined in the Residential Development Standards, similarly the proposed housing product has to meet Residential Development Standards for housing product. Since all of the lots are not greater than 10,000 square feet, all nine required points and seven optional points are required. The development meets the required nine diversity standards. Seven elevation styles are provided including Craftsman, French Country, Hacienda, Italian, Ranch Territorial, Spanish, and Tuscan; three for each floor plan. Various architectural embellishments include window mullions, arched windows, shutters, iron detailing, board and batten, stone elements, and prescribed garage doors per architectural style. Concerns with box-on-box designs for two-story homes are remedied through the use of a variety of roof lines and pitches, as well as with the option of the second story dormer only occupying a portion of the building footprint variety is ensured.

DISCUSSION

Staff supports the request citing that the housing product represents another quality addition to Chandler's housing stock, and that with the incorporation of a number of different elevations diversity throughout the subdivision will be ensured. Additionally, with the option of providing second story living options on both the 208 and 210.1 plans, 25 different housing options are available for the subdivision.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Tuesday, April 16, 2013; no neighbors attended.

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

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, SECAP, and PAD zoning, recommends approval of PDP13-0003 FINISTERRA, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklets, entitled "FINISTERRA", kept on file in the City of Chandler Planning Division, in File Nos. DVR11-0038 and PDP13-0003, except as modified by condition herein.

2. Compliance with original stipulation adopted by the City Council in Ordinance No. 4352, in case DVR11-0038 FINISTERRA, except as modified by condition herein.

3. All homes built on corner lots within the residential subdivision shall be single-story, or the second-story component shall be a maximum of 75% of the building footprint and oriented to the inside lot line.

4. The same floor plan and elevation shall not be built side-by-side or directly across the street from one another.

5. For lots adjacent to an arterial street, two-story homes are limited to every third lot, with no more than two, two-story homes built side-by-side.

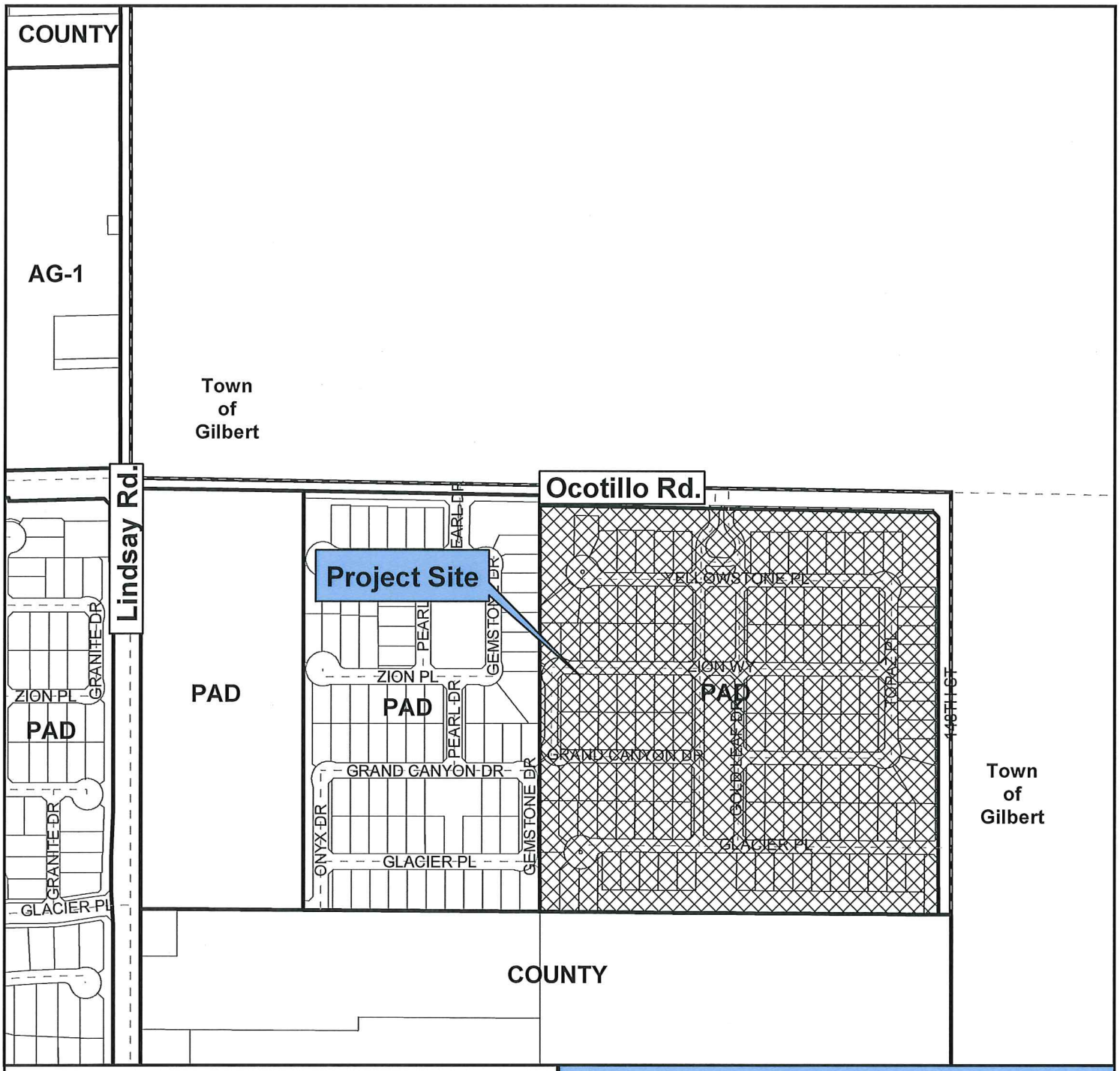
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

PROPOSED MOTION

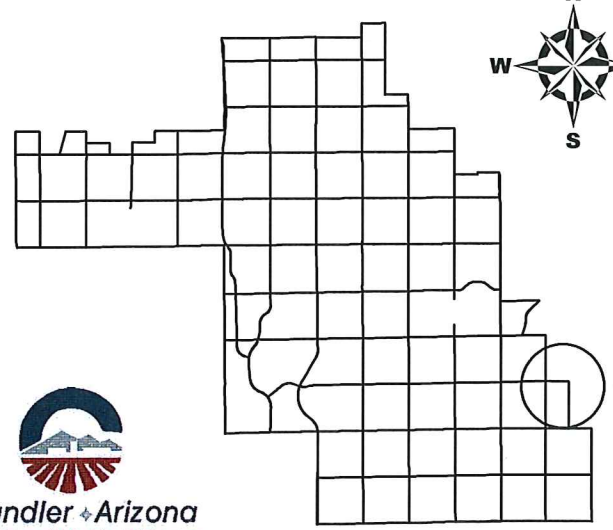
Motion to recommend approval of PDP13-0003 FINISTERRA, Preliminary Development Plan approval for housing product for a single-family residential neighborhood, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan / Elevations
4. Ordinance No. 4352
5. Development Booklet



Vicinity Map

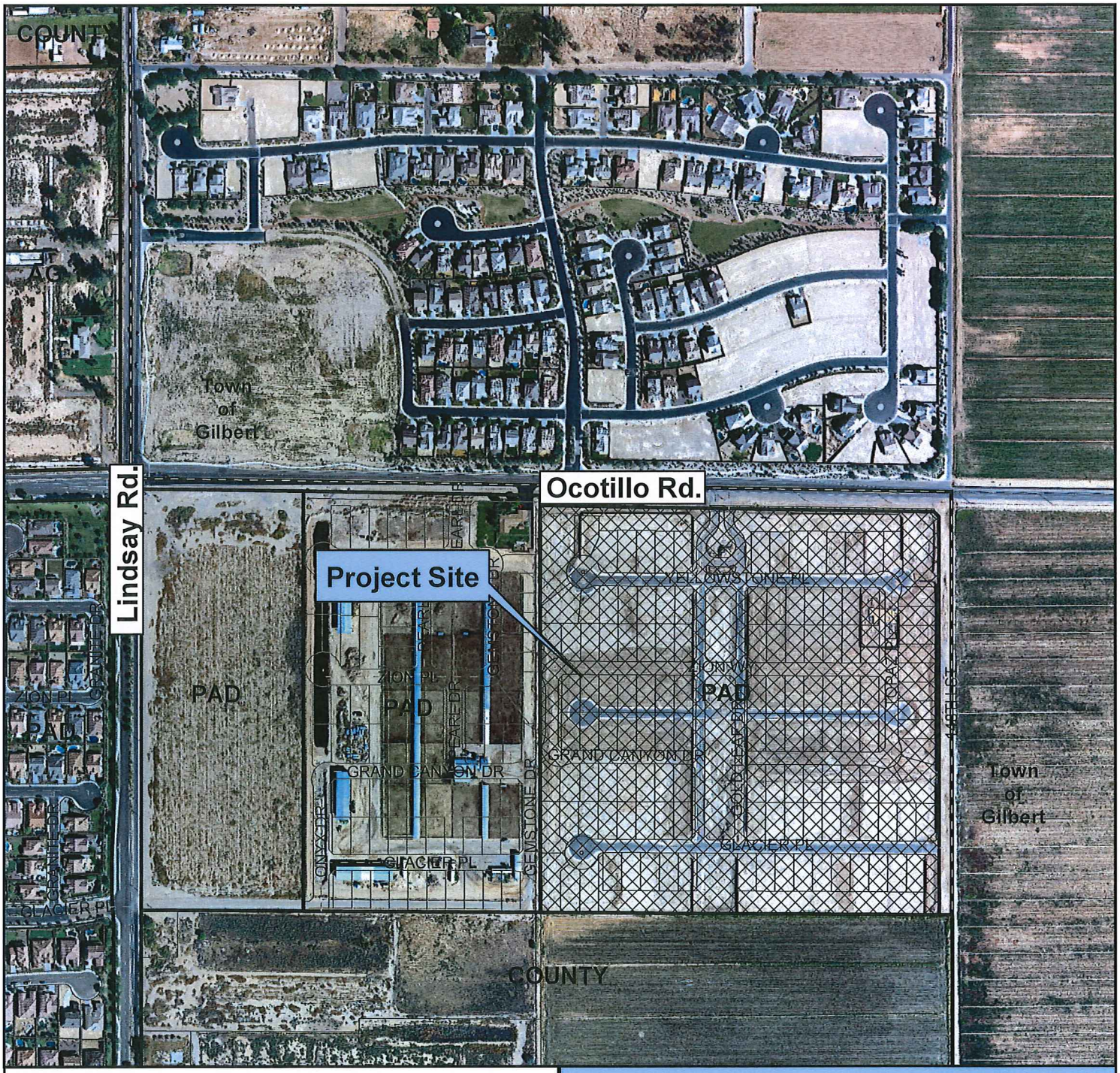


PDP13-0003

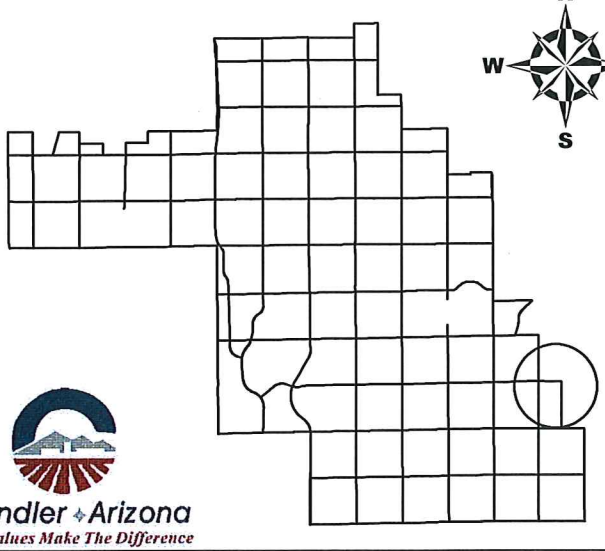
Finisterra

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 2/26/2013



Vicinity Map



Chandler Arizona
Where Values Make The Difference

PDP13-0003

Finisterra

CITY OF CHANDLER 2/26/2013

FINISTERRA

P.A.D. PRELIMINARY DEVELOPMENT PLAN

A REPLAT OF "FINISTERRA" ACCORDING TO THE PLAT OF RECORD IN BOOK 919, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

FINISTERRA, A SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 919, PAGE 47, EXCEPT THAT PORTION OF RIGHT-OF-WAY DEDICATED FOR OCOTILLO ROAD AND 148TH STREET WITH SAID PLAT OF RECORD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 6 EAST;

THENCE S89°00'01"E, ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1313.74 FEET;

THENCE S00°00'59"E A DISTANCE OF 65.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OCOTILLO AND THE POINT OF BEGINNING;

THENCE CONTINUING S00°00'59"E A DISTANCE OF 1296.11 FEET;

THENCE S89°37'43"E A DISTANCE OF 1273.78 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 148TH STREET;

THENCE N00°01'32"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1267.15 FEET;

THENCE N44°30'47"W A DISTANCE OF 21.40 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OCOTILLO ROAD;

THENCE N89°00'01"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1258.74 FEET TO THE POINT OF BEGINNING;

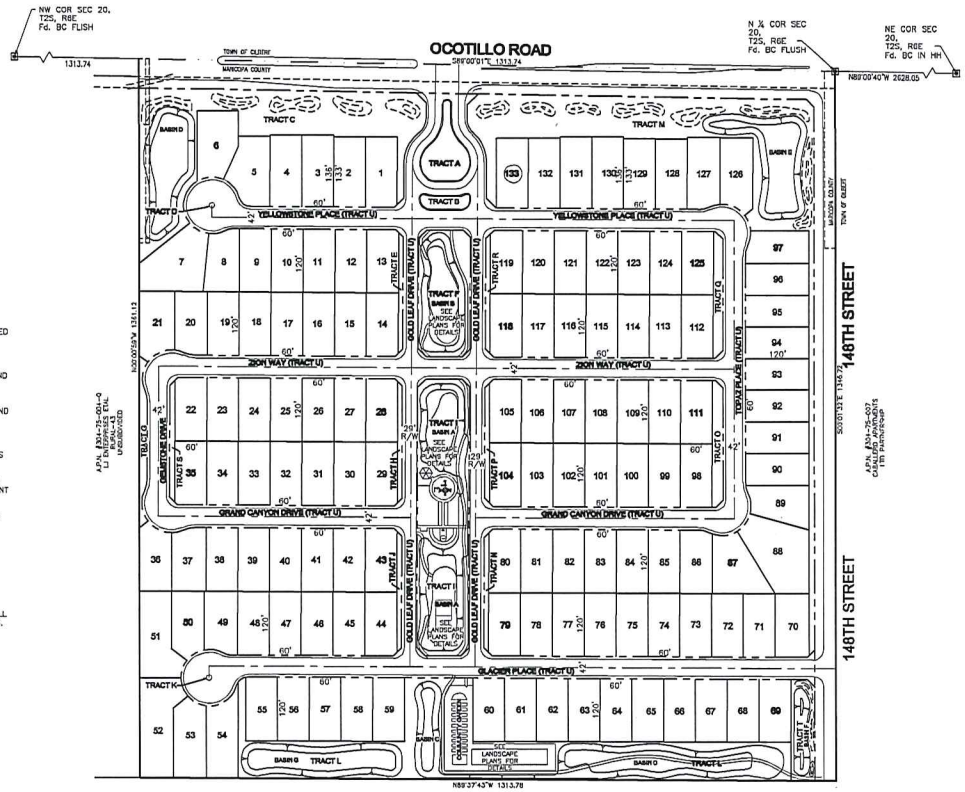
CONTAINING 1,641,779.96 SQUARE FEET, OR 37.6901 ACRES.

GENERAL NOTES:

1. ALL PROPOSED STREETS THAT ARE WITHIN PUBLIC RIGHT-OF-WAY HAVE BEEN DESIGNED TO MEET OR EXCEED CITY OF CHANDLER STANDARDS AND ARE IN SUBSTANTIAL CONFORMANCE WITH MARICOPA COUNTY AND M.A.G. STANDARD DETAILS AND SPECIFICATIONS.
2. ALL PROPOSED STREETS THAT ARE WITH IN PUBLIC RIGHT-OF-WAY SHALL BE DEDICATED TO THE DESIGNATED MUNICIPAL ENTITY (i.e. TOWN OF GILBERT OR THE CITY OF CHANDLER)
3. ALL INTERIOR STREETS SHALL BE PRIVATE TRACTS.
4. THE PROPOSED OPEN SPACE AREAS WILL BE LANDSCAPED AND WILL BE UTILIZED FOR COMMON OPEN SPACE, ACTIVE RECREATION POCKET PARK AND RETENSION BASINS. THE FINISTERRA COMMUNITY ASSOCIATION WILL MAINTAIN ALL OPEN SPACE AREAS.
5. THIS SUBDIVISION LIES WITHIN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. 45-577.
6. THIS SUBDIVISION LIES WITHIN THE CITY OF CHANDLER SEWER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED SEWER SERVICE.
7. THE IMPROVEMENTS SHOWN ON THIS PLAN WILL NOT BE FULLY APPROVED BY THE CITY. THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED, UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
8. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPMENT AND APPROVED BY THE CITY.
9. THE FINISHED FLOOR ELEVETIONS OF ANY STRUCTURE SHALL BE FREE FROM A 100-YEAR FLOOD EVENT.
10. EACH RESIDENTIAL LAND PARCEL WILL BE DEVELOPED WITH SINGLE-FAMILY DWELLING UNITS WITHIN A DEFINED LOT. THE CONFIGURATION OF THE VARIOUS RESIDENTIAL DWELLING UNITS AND THE LOTS WILL BE DEFINED IN THE P.A.D. ZONING NARATIVE.
11. APPROXIMATELY 21.20 PERCENT OF AREA WILL BE SET ASIDE FOR COMMON OPEN SPACE, RETENTION AND RECREATION USE.
12. AN ACTIVE RECREATIONAL AREA IS PROJECTED FOR THIS COMMUNITY, WHICH WILL ENCORPORATE A CENTRALIZED SIDEWALK SYSTEM ALLOWING PEDESTRIAN ACCESS. THE FINISTERRA COMMUNITY ASSOCIATION WILL MAINTAIN ALL COMMON OPEN SPACES AND RECREATIONAL AREAS.

P.A.D. SINGLE FAMILY RESIDENTIAL STANDARDS

DESCRIPTION	PROPOSED P.A.D. STANDARDS
MINIMUM LOT SIZE	120' x 60'[1]
MINIMUM LOT WIDTH	60'[1]
MINIMUM LOT DEPTH	120'[1]
MINIMUM SETBACKS:	
FRONT YARD –	
HOUSE FORWARD	20'[1]
SIDE ENTRY	13'[1]
GARAGE FORWARD	18'[1]
REAR YARD –	
BACKING ONTO ARTERIAL STREET	40' (2-STORY HOME)[2] 30' (SINGLE-STORY HOME)**
TYPICAL SETBACK	20'[2]
SIDE YARD –	
INTERIOR LOT	5' & 10'
CORNER LOT	10'[3]
ARTERIAL LOT	10' & 10'[3]
MINIMUM DISTANCE BETWEEN BUILDINGS ON ADJACENT LOTS	10'[4]
MINIMUM DISTANCE BETWEEN BUILDINGS ON SAME LOT	15'
MAXIMUM LOT COVERAGE	45%
MAXIMUM BUILDING HEIGHT	TWO-STORY OR 30' FOR RESIDENTIAL HOMES



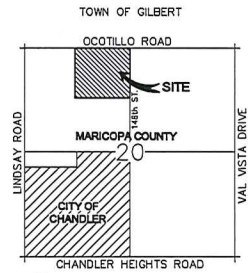
[1] MINIMUM LOT WIDTHS ARE MEASURED AT THE FRONT SETBACK LINE AND MINIMUM LOT DEPTHS ARE MEASURED AT THE CENTER AXIS OF THE LOT. FRONT SETBACKS FOR THE HOUSE FORWARD AND THE SIDE ENTRY GARAGE ARE MEASURED FROM THE FACE OR SIDE TO THE PROPERTY LINE. THE LOT LINE OF THE FRONT OF EACH LOT IS AT THE BOUNDARY BETWEEN THE PROPERTY AND THE RIGHT-OF-WAY. THE FRONT SETBACK FOR THE GARAGE FORWARD IS MEASURED FROM THE FACE OF THE FORWARD FACING GARAGE TO THE PROPERTY LINE. IF UVABLE FACES FORWARD WHILE MAINTAINING A MINIMUM DISTANCE OF 20 FEET TO FACE OF GARAGE, SETBACK CAN BE REDUCED TO 15 FEET.

[2] A COVERED PATIO MAY BE CONSIDERED A SINGLE-STORY ELEMENT AND MAY EXTEND INTO THE REAR YARD SETBACK NO MORE THAN 10 FEET.

[3] STREET SIDE YARD SETBACKS ON LOTS SHALL INCLUDE ADJACENT LANDSCAPE TRACTS. IN ADDITION TO ANY LANDSCAPE TRACT, A 5 FOOT WIDE SIDE YARD SETBACK WILL STILL BE DESIGNED ON THE LOT. NON-FOUNDATION HOME FEATURES WILL BE ALLOWED TO ENCROACH TWO (2) FEET INTO THE SIDE YARD SETBACK (EXCEPT AS PERMITTED IN BULLET ABOVE), BUT NO CLOSER THAN THREE (3) FEET FROM THE PROPERTY LINE.

[4] GROUP WIDER SIDE YARD SETBACKS ON ADJOINING LOTS OR ARRANGE PRODUCT FRONT ELEVATIONS TO ADD DIVERSITY.

[5] APPLIED ONLY WHEN LOT SIDES ONTO ARTERIAL STREET.



VICINITY MAP
NOT TO SCALE

DEVELOPER

BABII, LLC
3205 W. RAY ROAD
CHANDLER, AZ 85226
PH. 480.705.5372
CONTACT: BRYAN NORGANSTERN

ENGINEER

UNITED ENGINEERING GROUP, LLC
3205 W. RAY ROAD
CHANDLER, AZ 85226
PH. 480.705.5372
CONTACT: CHRISTOPHER LENZ, P.E.

BASIS OF BEARING

BASIS OF BEARING IS S89°00'01"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 6 EAST, ASSUMED DATUM.

BENCHMARK

THE BENCHMARK USED WAS CITY OF CHANDLER NUMBER 48, AND IS DESCRIBED AS FOLLOWS: 3" BC IN CONCRETE, 200' SOUTH OF OCOTILLO ROAD AND 14' WEST OF THE EDGE OF PAVEMENT OF GILBERT ROAD, 3' EAST OF A CONCRETE LINED DITCH.

ELEVATION = 1255.58 (NAVD 88 DATUM)

UTILITIES AND SERVICES

WATER	CITY OF CHANDLER
SEWER	CITY OF CHANDLER
RECLAIMED WATER	CITY OF CHANDLER
ELECTRIC	S.R.P.
TELEPHONE	CENTURY LINK
CABLE T.V.	COX COMMUNICATIONS
REFUSE COLLECTION	CITY OF CHANDLER
FIRE	CITY OF CHANDLER
POLICE	CITY OF CHANDLER
SCHOOLS	CHANDLER UNIFIED SCHOOL DISTRICT
NATURAL GAS	SOUTHWEST GAS

SITE DATA

ZONING – EXISTING:	R1-18 RUPD
ZONING – PROPOSED:	PAD SINGLE-FAMILY RESIDENTIAL
TOTAL SINGLE-FAMILY LOTS:	133
MINIMUM LOT SIZE:	120' x 60' (7200 SF)
AVERAGE LOT SIZE:	7,561 SF
TOTAL GROSS AREA:	40.83 ACRES = 1,778,363 SF
TOTAL NET AREA:	37.98 ACRES = 1,654,317 SF
TOTAL OPEN SPACE AREA:	8.20 ACRES = 357,166 SF
DENSITY (RESIDENTIAL)	3.26 DU/AC GROSS, 3.50 DU/AC NET
PERCENT OF OPEN SPACE	20.08% GROSS, 21.59% NET

RETENTION CALCULATIONS

VOLUME REQUIRED (V) = (C) (P/12)(A)
COMPOSITE RUNOFF CO-EFFICIENT (C) = 0.84
PRECIPITATION (P) = 2.2 INCHES

RETENTION REQUIRED =
BASIN A = 82,486 CF
BASIN B = 61,198 CF
BASIN C = 29,066 CF
BASIN D = 34,706 CF
BASIN E = 42,413 CF
BASIN F = 5,502 CF
BASIN G = 2,875 CF
TOTAL = 258,166 CF

RETENTION PROVIDED =
BASIN A = 65,008 CF
BASIN B = 37,328 CF
BASIN C = 71,266 CF
BASIN D = 42,925 CF
BASIN E = 44,551 CF
BASIN F = 6,918 CF
BASIN G = 40,318 CF
TOTAL = 308,314 CF

3205 W. Ray Road
Chandler, AZ 85226
Phone: 480.705.5372
Fax: 480.705.5378
www.unitedeng.com
united engineering group

NO.	REVISIONS DESCRIPTION	DATE

P.A.D. PRELIMINARY DEVELOPMENT PLAN

FINISTERRA
CHANDLER, ARIZONA

SUBMITTALS:

DESIGNED BY: BLM
DRAWN BY: BLM
CHECKED BY: DJM

EXHIBIT D

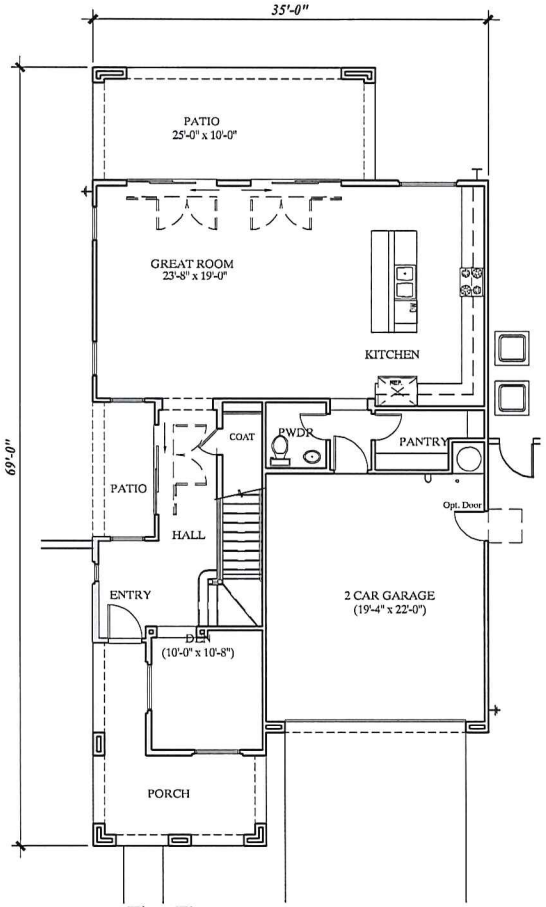
SHEET 1 OF 1

PROJECT NUMBER 19002

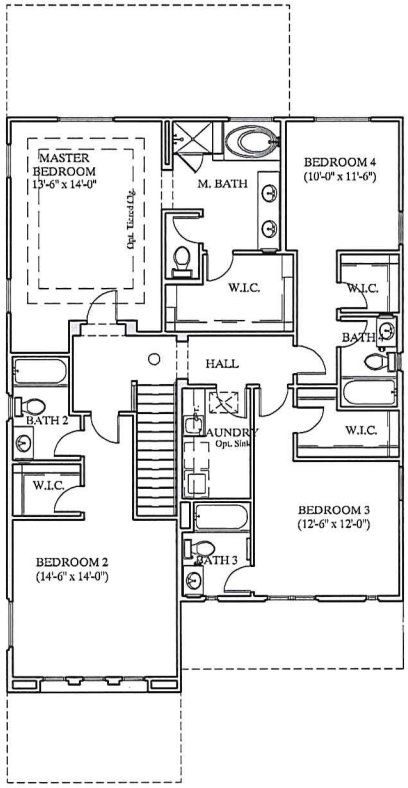
121
FLOOR PLAN

Two Story - 3,633 Sq. Ft
4 Bedroom - 4 ½ Bath
Den - 2 Car Garage

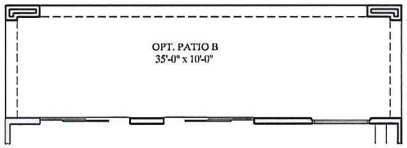
RYLAND HOMES®
890 West Elliot Road, Suite 101, Gilbert, Arizona 85233
Phone: 480.556.1216 - Fax: 480.556.1471 - Web: www.RylandHomes.com



First Floor



Second Floor



Optional Patio 'B'

FINISTERRA
Chandler, Arizona

121
ELEVATIONS
CRAFTSMAN 'C'

RYLAND HOMES®
890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233
PHONE: 480.556.1216 – FAX: 480.556.1471 – WEB: WWW.RYLANDHOMES.COM

Front Elevation

Right Elevation

Rear Elevation- w/ Opt. Patio B

Rear Elevation

Left Elevation

FINISTERRA
Chandler, Arizona

121
ELEVATIONS
RANCH TERRITORIAL 'H'

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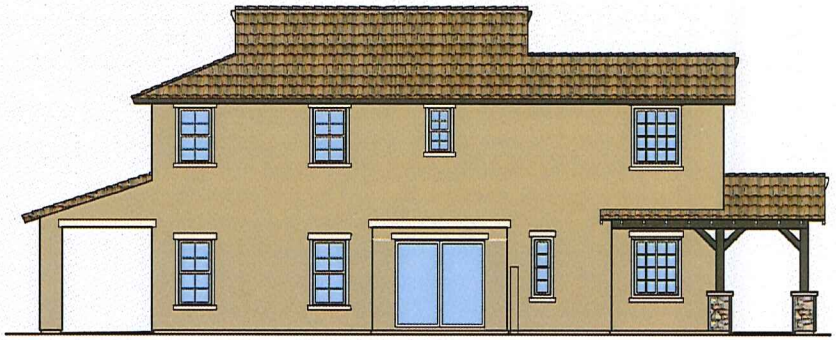
Front Elevation

Right Elevation

Rear Elevation- w/ Opt. Patio B

Rear Elevation



Left Elevation

FINISTERRA
Chandler, Arizona

121
ELEVATIONS
SPANISH 'A'

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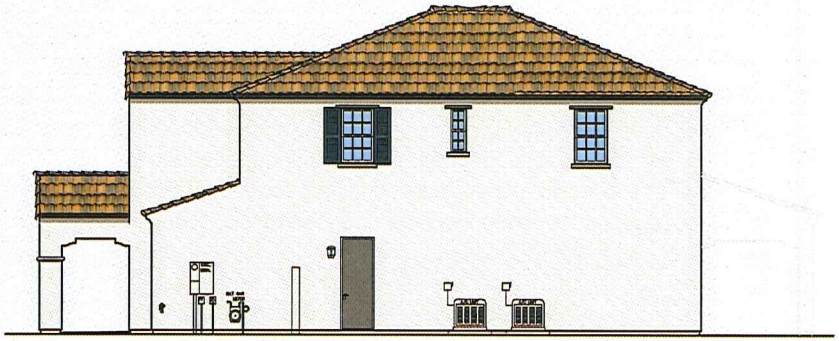
Front Elevation



Right Elevation

Rear Elevation- w/ Opt. Patio B

Rear Elevation

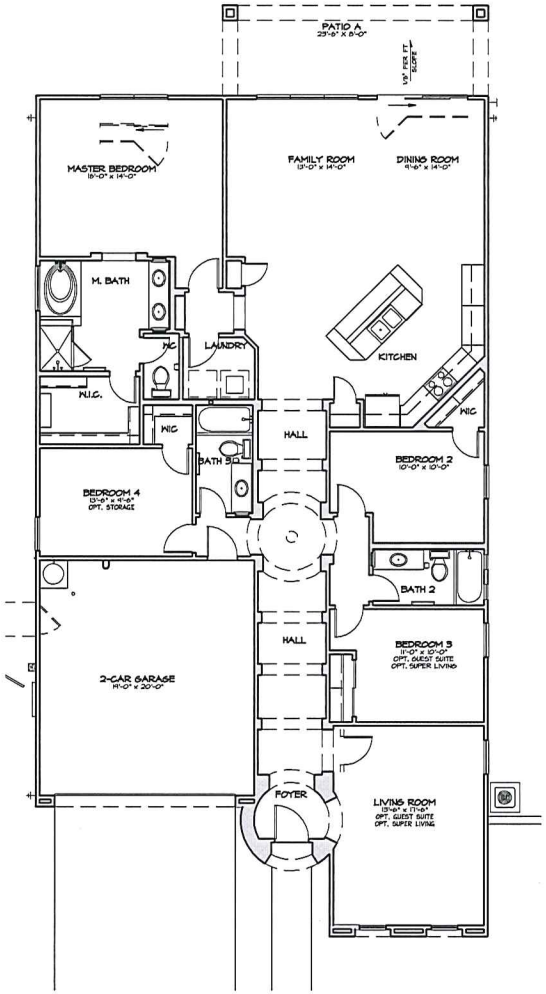
Left Elevation

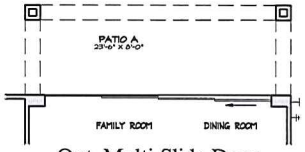
FINISTERRA
Chandler, Arizona

207.1
FLOOR PLAN

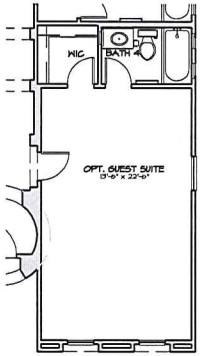
One Story - 2,286 Sq. Ft
4 Bedroom - 3 Bath
2 Car Garage

RYLAND HOMES®

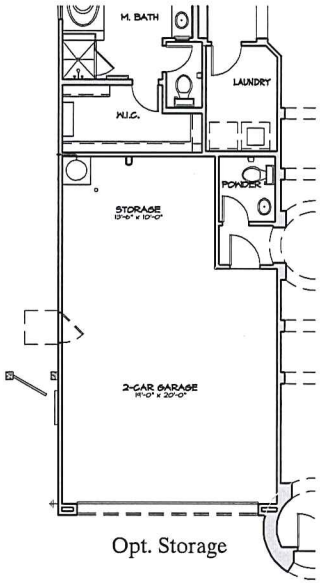




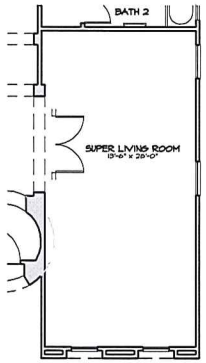
Opt. Multi-Slide Door



Opt. Guest Suite



Opt. Storage



Opt. Super Living Room

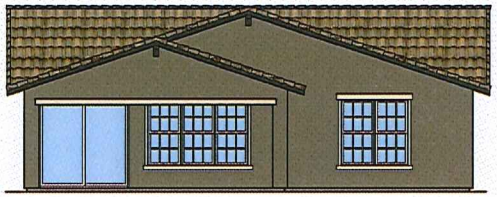
FINISTERRA
Chandler, Arizona

207.1
ELEVATIONS
TUSCAN 'E'

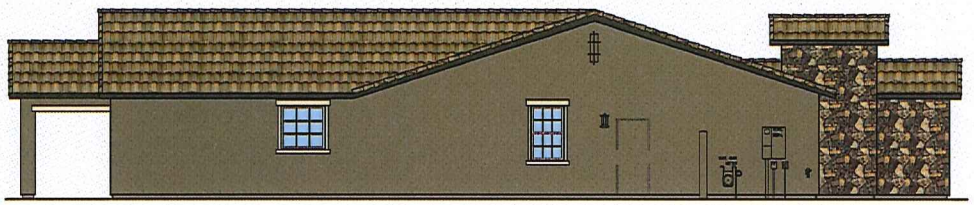
RYLAND HOMES®
890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233
PHONE: 480.556.1216 – FAX: 480.556.1471 – WEB: WWW.RYLANDHOMES.COM

Front Elevation

Right Elevation



Rear Elevation



Left Elevation

FINISTERRA
Chandler, Arizona

207.1
ELEVATIONS
CRAFTSMAN 'C'

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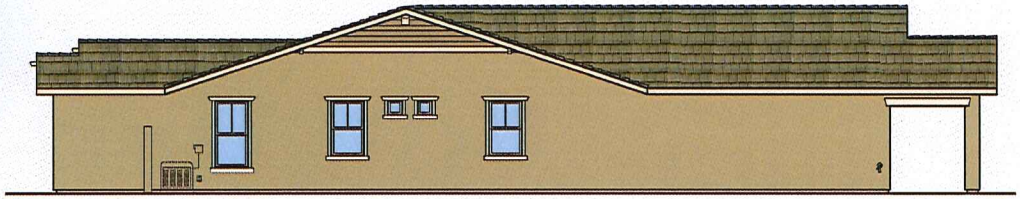
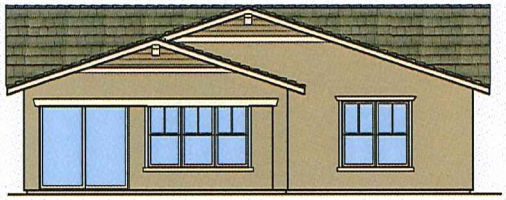
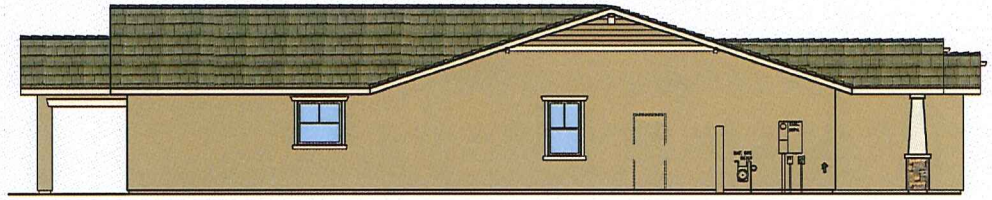
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

FINISTERRA
Chandler, Arizona

207.1
ELEVATIONS
SPANISH 'A'

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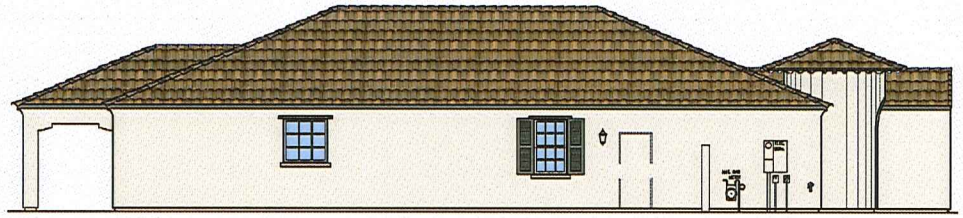
Front Elevation

Right Elevation

Rear Elevation



Left Elevation

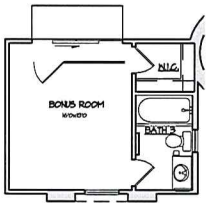
FINISTERRA
Chandler, Arizona

208
FLOOR PLAN

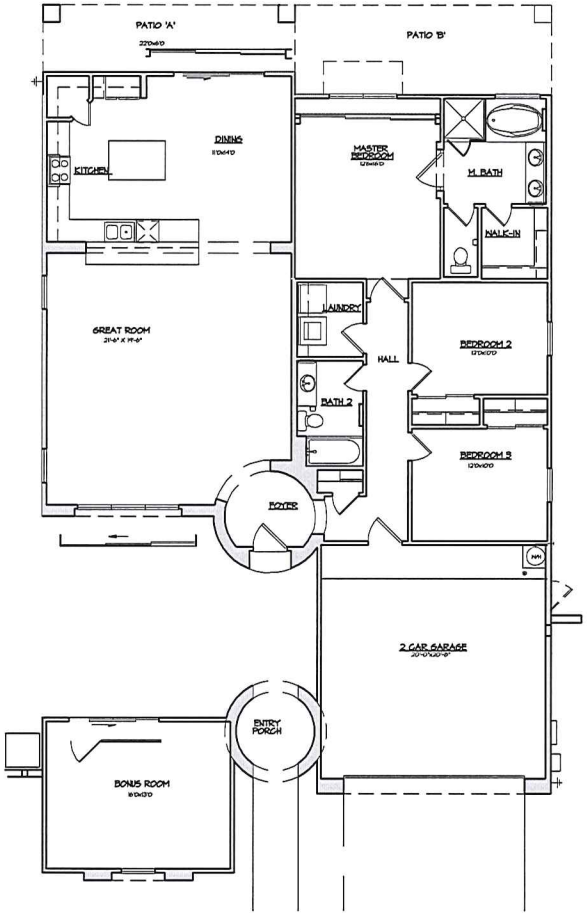
One Story - 2,059 Sq. Ft
3 Bedroom - 2 Bath
Bonus Room - 2 Car Garage

OPTIONAL
Two Story - 2,663 Sq. Ft
3 Bedroom - 2 Bath
Bonus Room - Flex Room
2 Car Garage

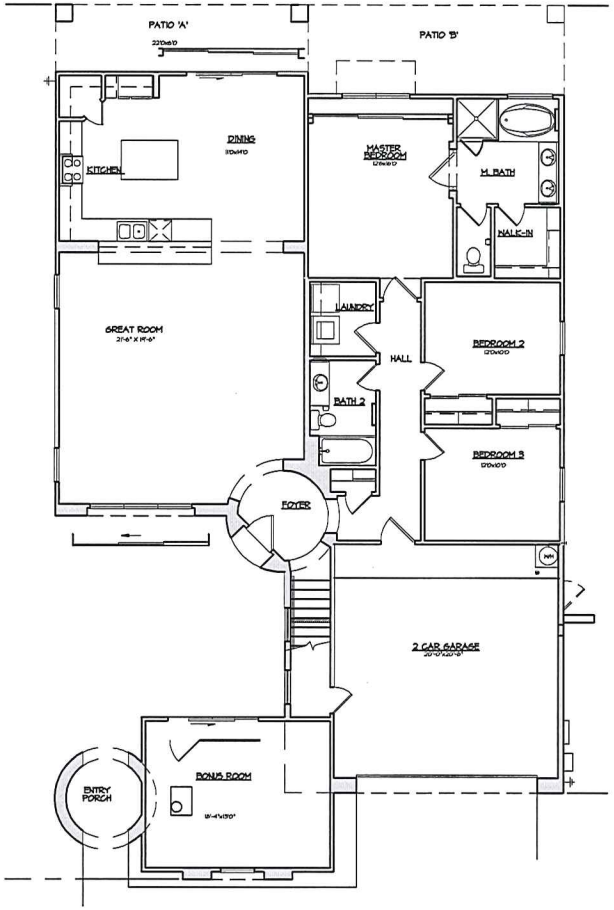
RYLAND HOMES®



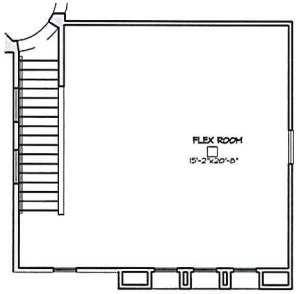
Opt. Guest Suite 1
at. Bonus Room



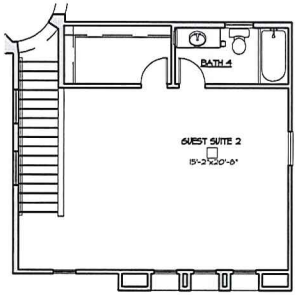
First Floor



First Floor



Second Floor



Opt. Guest Suite 2
at Second Floor

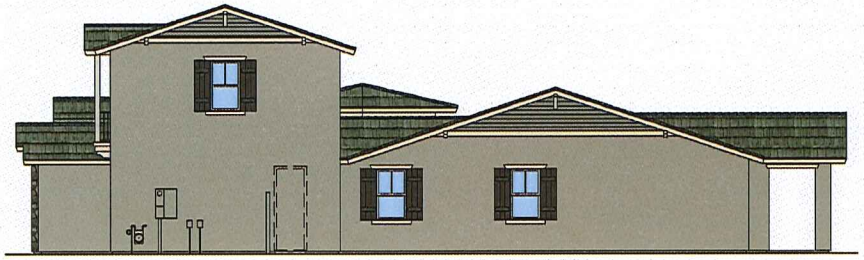
208

ELEVATION 'C' W/ OPT. FLEX ROOM
CRAFTSMAN

RYLAND HOMES®

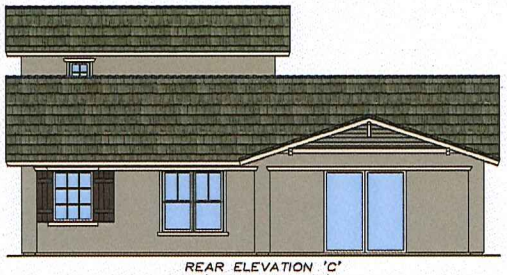
LEFT SIDE ELEVATION 'C'
SCALE 1/4" = 1'-0"

FRONT ELEVATION 'C'
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION 'C'
SCALE 1/4" = 1'-0"

REAR ELEVATION 'C'
SCALE 1/4" = 1'-0"

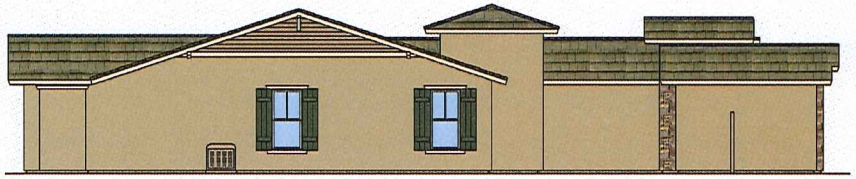


REAR ELEVATION 'C'
w/ OPT. PATIO 'B'
SCALE 1/4" = 1'-0"

208

ELEVATION 'C'
CRAFTSMAN

RYLAND HOMES®



LEFT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"

FRONT ELEVATION 'C'
SCALE: 1/4" = 1'-0"

RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"

REAR ELEVATION 'C'
SCALE: 1/4" = 1'-0"

REAR ELEVATION 'C'
w/ OPT. PATIO 'B'
SCALE: 1/4" = 1'-0"

208

ELEVATION 'E' W/ OPT. FLEX ROOM
TUSCAN

RYLAND HOMES®

LEFT SIDE ELEVATION 'E'
W/ FLEX ROOM
SCALE: 1/4" = 1'-0"

FRONT ELEVATION 'E'
W/ FLEX ROOM
SCALE: 1/4" = 1'-0"

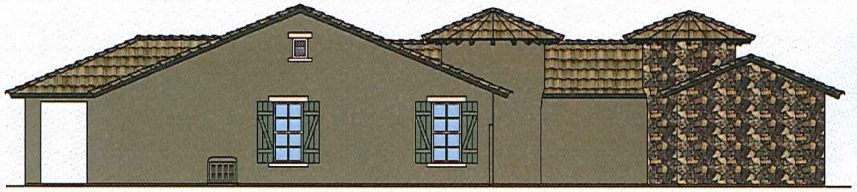
RIGHT SIDE ELEVATION 'E'
W/ FLEX ROOM
SCALE: 1/4" = 1'-0"

REAR ELEVATION 'E'
W/ FLEX ROOM
SCALE: 1/4" = 1'-0"

REAR ELEVATION 'E' W/ FLEX ROOM
W/ PATIO 'B'
SCALE: 1/4" = 1'-0"

208
ELEVATION 'E'
TUSCAN

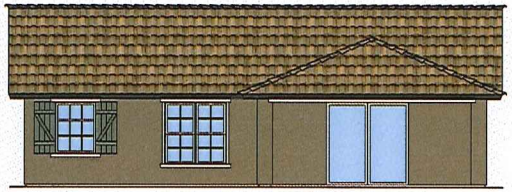
RYLAND HOMES®



LEFT SIDE ELEVATION 'E'
SCALE 1/4" = 1'-0"

FRONT ELEVATION 'E'
SCALE 1/4" = 1'-0"

RIGHT SIDE ELEVATION 'E'
SCALE 1/4" = 1'-0"



REAR ELEVATION 'E'
SCALE 1/4" = 1'-0"

REAR ELEVATION 'E'
W/ PATIO 'B'
SCALE 1/4" = 1'-0"

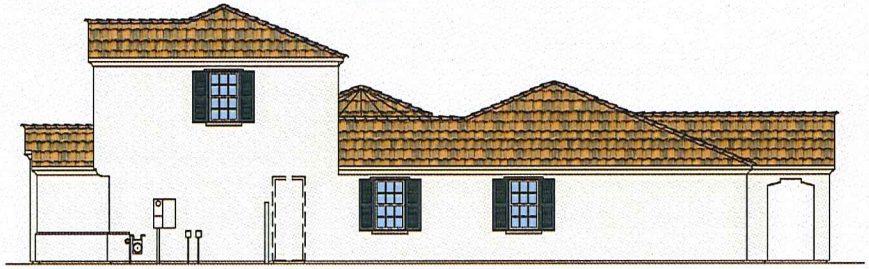
208

ELEVATION 'A' W/ OPT. FLEX ROOM
SPANISH

RYLAND HOMES®

OPTIONAL FLEX ROOM
LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"

OPTIONAL FLEX ROOM
FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"



OPTIONAL FLEX ROOM
RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"

OPTIONAL FLEX ROOM
REAR ELEVATION 'A'
SCALE: 1/4" = 1'-0"

OPTIONAL FLEX ROOM
REAR ELEVATION 'A'
W/ PATIO 'B'
SCALE: 1/4" = 1'-0"

208

ELEVATION 'A'
SPANISH

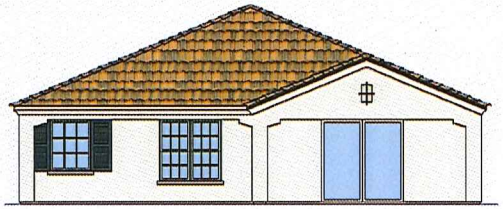
RYLAND HOMES®

LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"

FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"

REAR ELEVATION 'A'
SCALE: 1/4" = 1'-0"



REAR ELEVATION 'A'
w/ PATIO 'B'
SCALE: 1/4" = 1'-0"

210.2
FLOOR PLAN

Two Story - 3,200 Sq. Ft
3 Bedroom - 3½ Bath -Loft
2 Car Garage - Storage

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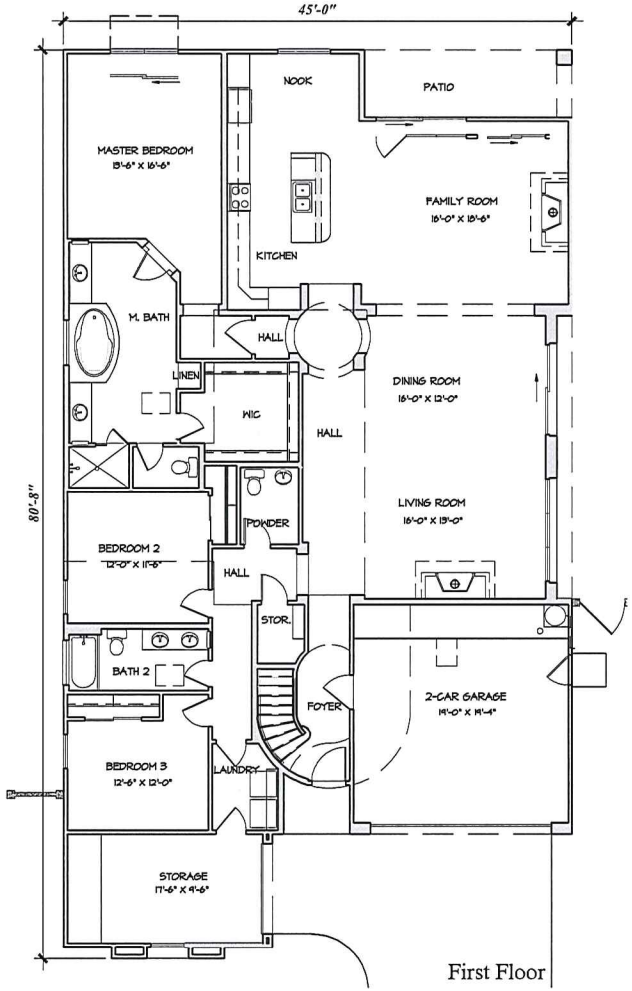
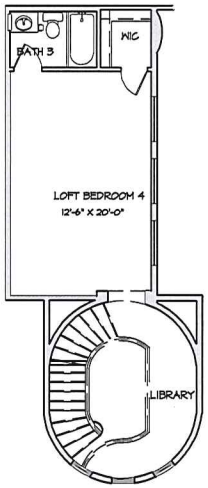
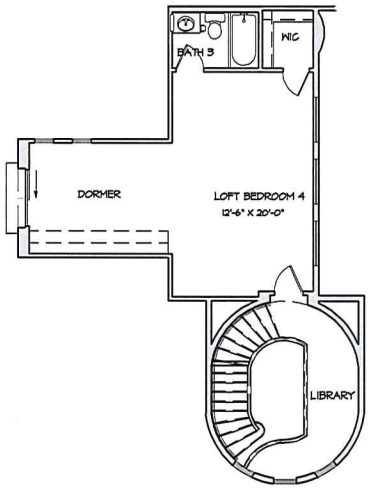


First Floor



Second Floor



Opt. Bedroom 4 w/ Dormer

FINISTERRA
Chandler, Arizona

210.1
ELEVATIONS

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Front Elevation

Left Elevation

Rear Elevation

Right Elevation

FINISTERRA
Chandler, Arizona

210.1
ELEVATIONS
HACIEND 'B'

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Front Elevation

Right Elevation

Rear Elevation

Left Elevation

FINISTERRA
Chandler, Arizona

210.1
ELEVATIONS
SPANISH 'A'

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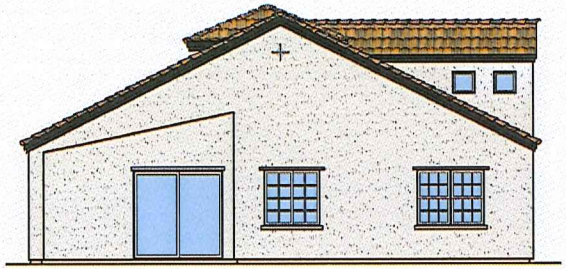
Front Elevation

Right Elevation



Rear Elevation

Left Elevation

FINISTERRA
Chandler, Arizona

212.2
FLOOR PLAN

Two Story - 4,600 Sq. Ft
4 Bedroom - 2 ½ Bath
With Study
2 Car Garage - Storage

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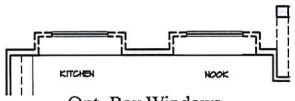
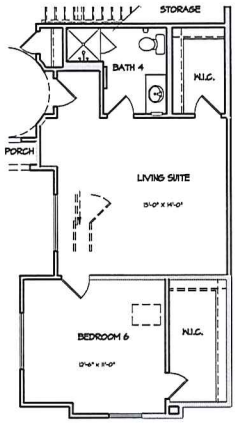
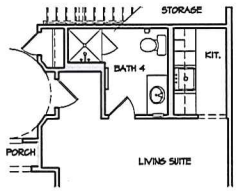


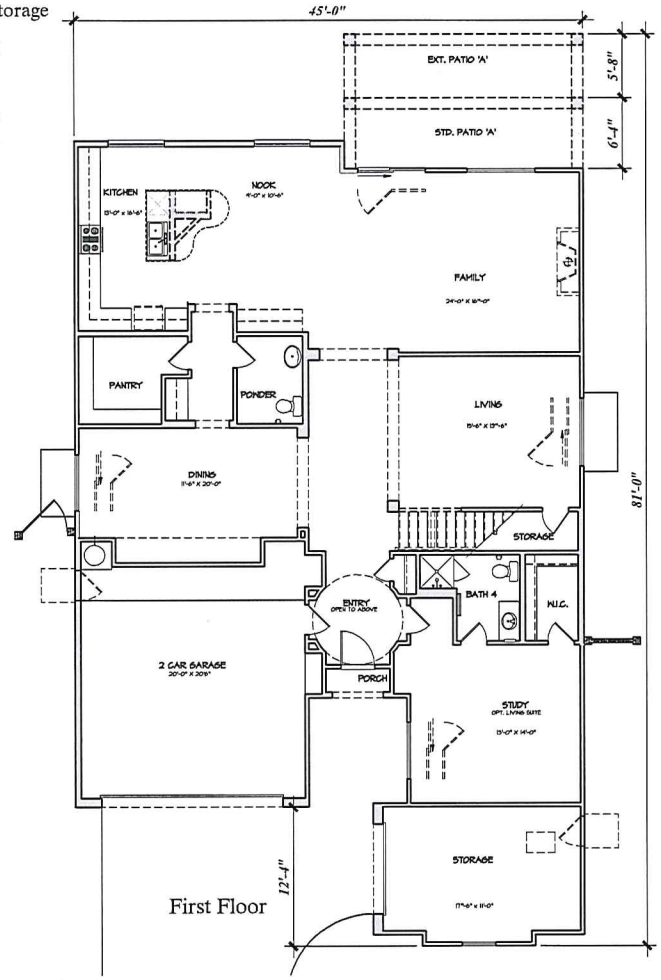
Opt. Box Windows at Kitchen



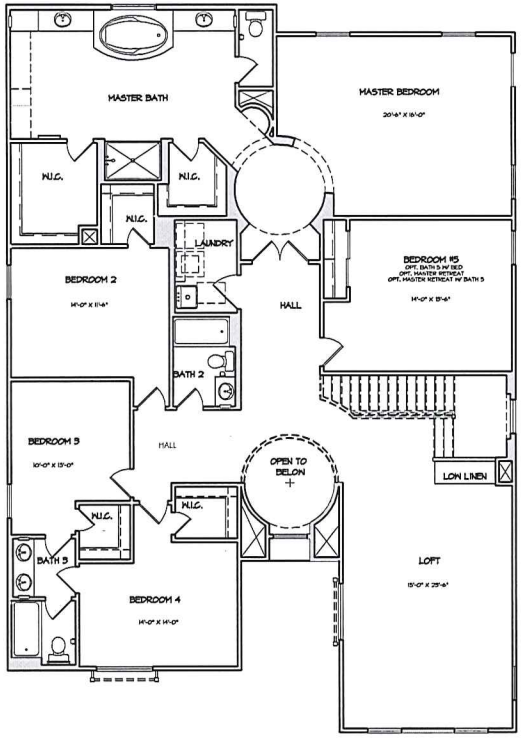
Opt. Living Suite at Storage



Opt. Kitchenette at Living Suite



First Floor



Second Floor

FINISTERRA
Chandler, Arizona

212.1
ELEVATIONS
CRAFTSMAN 'C'

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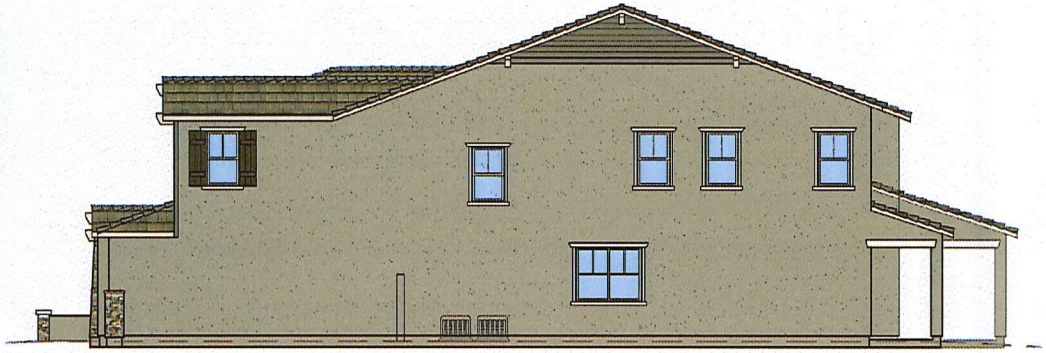
890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233
PHONE: 480.556.1216 – FAX: 480.556.1471 – WEB: WWW.RYLANDHOMES.COM

Front Elevation



Right Elevation

Rear Elevation

Left Elevation

FINISTERRA
Chandler, Arizona

212.1
ELEVATIONS
FRENCH COUNTRY 'F'

RYLAND HOMES®
890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233
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Front Elevation

Right Elevation

Rear Elevation

Left Elevation

FINISTERRA
Chandler, Arizona

212.1
ELEVATIONS
SPANISH 'A'

RYLAND HOMES®
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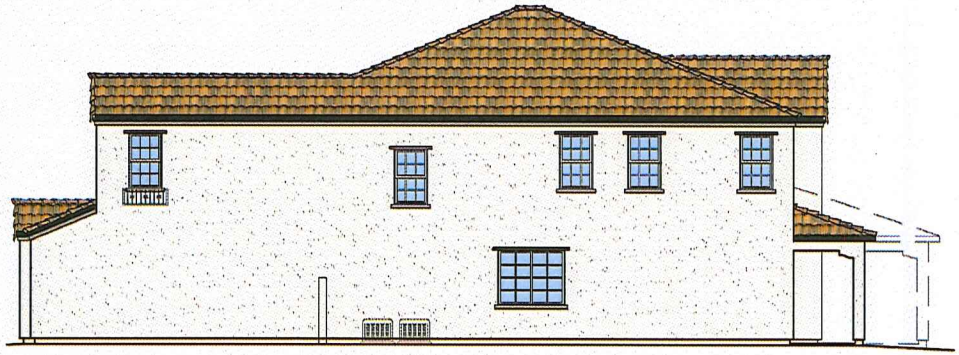
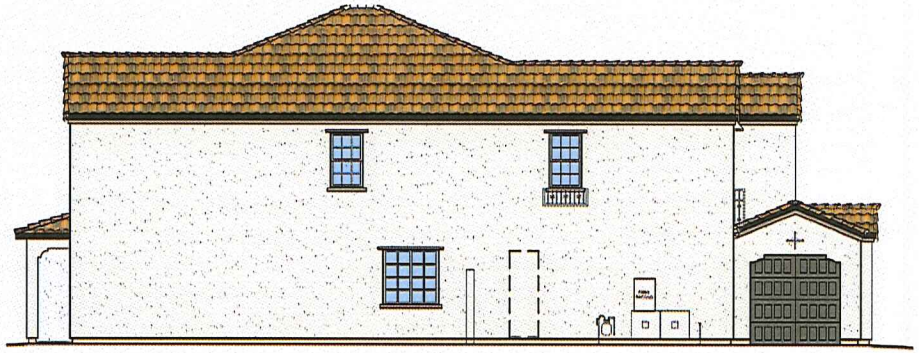
Front Elevation



Right Elevation

Rear Elevation



Left Elevation

FINISTERRA
Chandler, Arizona

301.1
FLOOR PLAN

Two Story - 2,951 Sq. Ft
3 Bedroom - 3 Bath - Den
3 Car Garage

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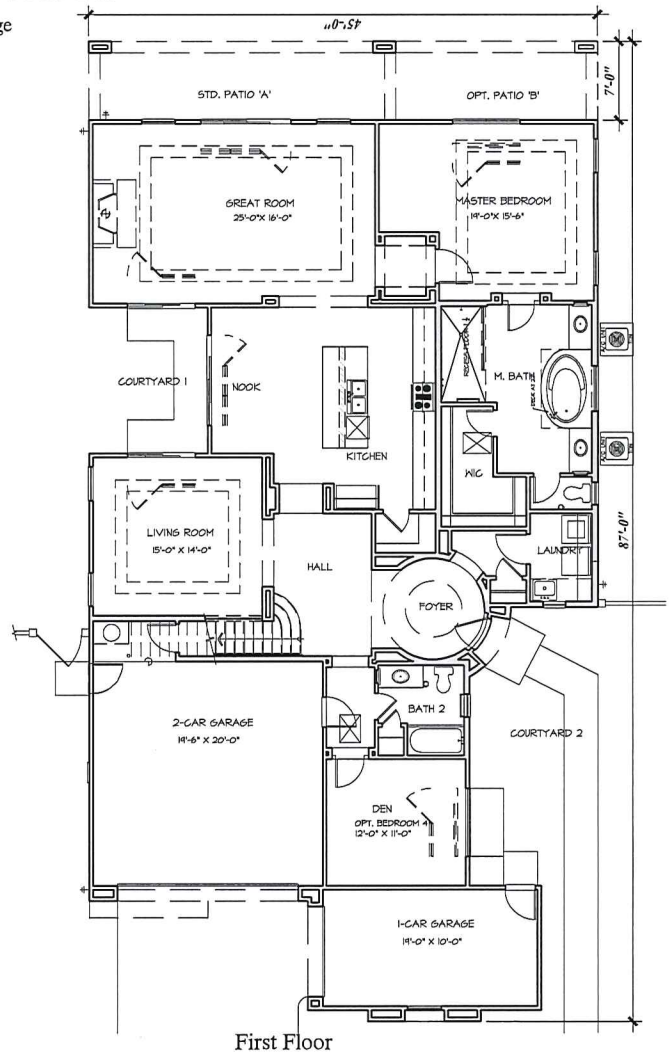
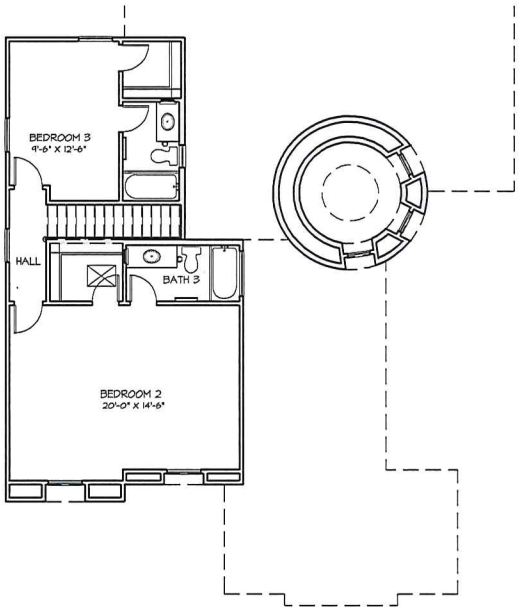


First Floor



Second Floor

FINISTERRA
Chandler, Arizona

301.1
ELEVATIONS
SPANISH 'A'

RYLAND HOMES®
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Front Elevation

Right Elevation

Rear Elevation

Left Elevation

Rear Elevation W/Extended Patio

FINISTERRA
Chandler, Arizona

301.1
ELEVATIONS
TUSCAN 'E'

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890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233
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Front Elevation

Right Elevation

Rear Elevation

Left Elevation

Rear Elevation W/Extended Patio

FINISTERRA
Chandler, Arizona

301.1
ELEVATIONS
ITALIAN 'G'

RYLAND HOMES®
890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233
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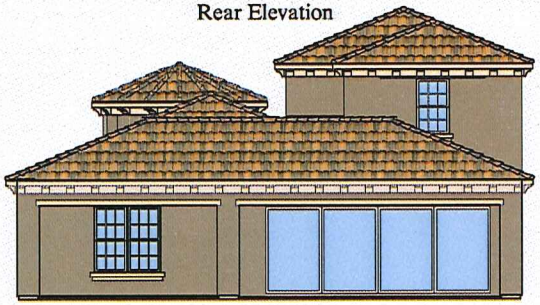
Front Elevation

Right Elevation

Rear Elevation

Left Elevation



Rear Elevation W/Extended Patio

FINISTERRA
Chandler, Arizona

303.2
FLOOR PLAN

Two Story - 3,674 Sq. Ft
3 Bedroom - 2 ½ Bath
Bonus Room - Game Room
3 Car Garage

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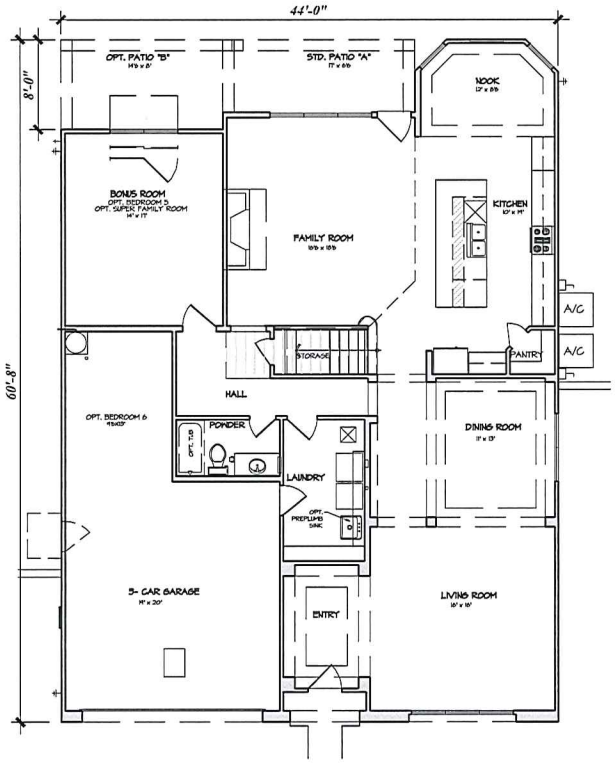
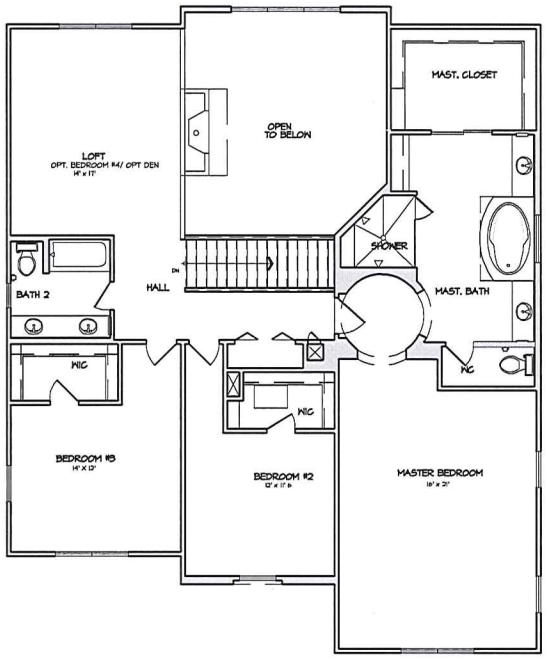
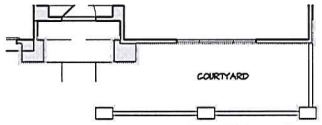


First Floor



Second Floor



Courtyard on Elev. C

FINISTERRA
Chandler, Arizona

303.2
ELEVATIONS
CRAFTSMAN 'C'

RYLAND HOMES®
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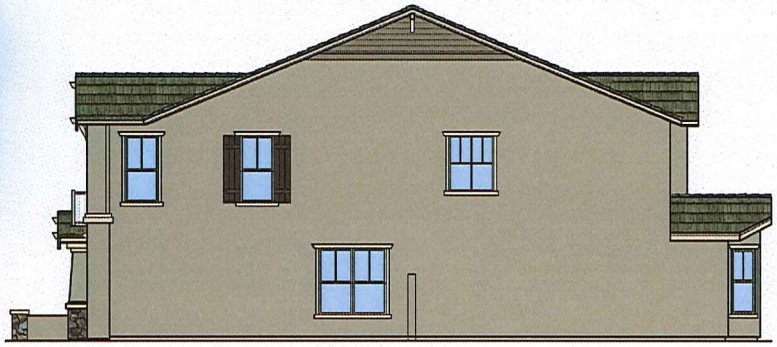
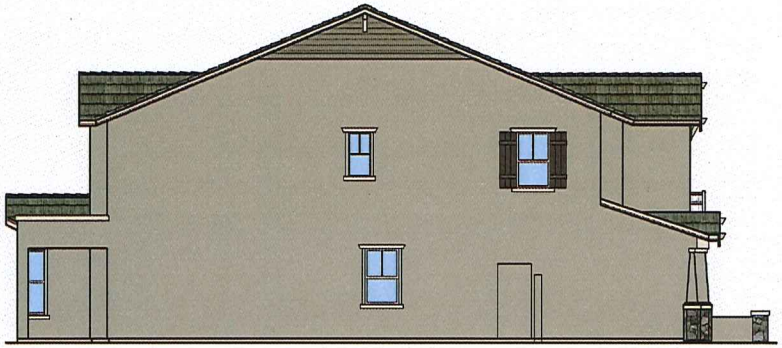
Phone: 480.556.1216 – Fax: 480.556.1471 – Web: www.RylandHomes.com

Front Elevation



Right Elevation

Rear Elevation



Left Elevation

FINISTERRA
Chandler, Arizona

303.2
ELEVATIONS
FRENCH COUNTRY 'F'

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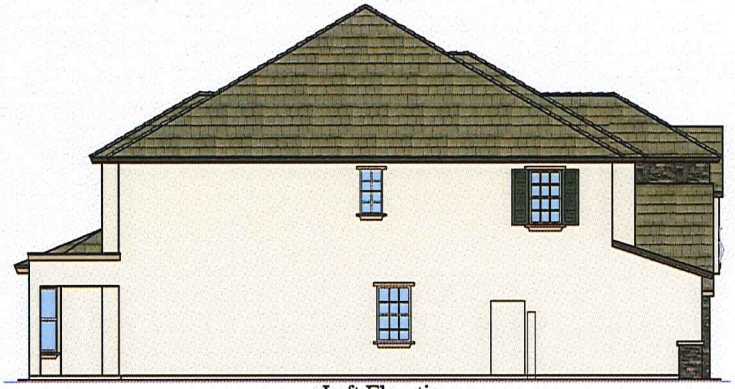
890 West Elliot Road, Suite 101, Gilbert, Arizona 85233
Phone: 480.556.1216 – Fax: 480.556.1471 – Web: www.RylandHomes.com

Front Elevation

Right Elevation

Rear Elevation



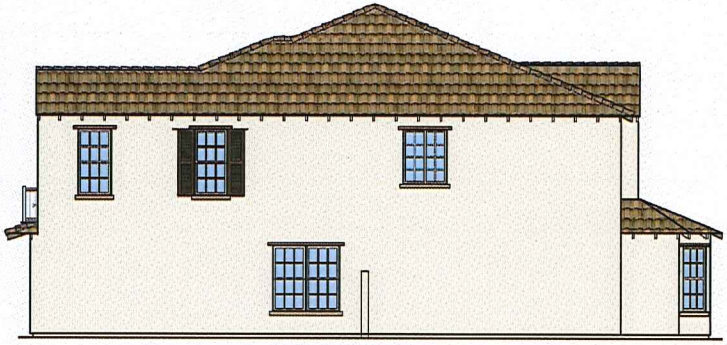
Left Elevation

FINISTERRA
Chandler, Arizona

303.2
ELEVATIONS
SPANISH 'A'

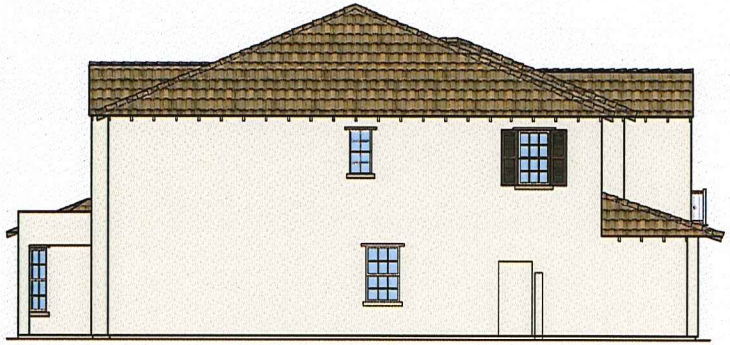
RYLAND HOMES®
890 West Elliot Road, Suite 101, Gilbert, Arizona 85233
Phone: 480.556.1216 – Fax: 480.556.1471 – Web: www.RylandHomes.com

Front Elevation



Right Elevation

Rear Elevation



Left Elevation

FINISTERRA
Chandler, Arizona

ORDINANCE NO. 4352

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM SINGLE-FAMILY RESIDNETIAL (SF-18) TO PLANNED AREA DEVELOPMENT (DVR11-0038 FINISTERRA) 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 attached Exhibit 'A'

Said parcel is hereby rezoned from SF-18 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Finisterra" and kept on file in the City of Chandler Planning Division, in File No. DVR11-0038, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.

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. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.

10. 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.

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 Finisterra development shall use treated effluent to maintain open space, common areas, and landscape tracts.

12. 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 dairy farm and animal privileged properties 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 an existing dairy farm located directly west of the subject property as well as other agricultural properties that have cow, horse, and other animal privileges, 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.

13. 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 existing ranchette and animal privilege properties 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 agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. 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.

14. 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.

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 23rd day of February 2012.

ATTEST:

CITY OF CHANDLER CORPORATE SEAL ARIZONA

CITY CLERK MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 8th day of March 2012.

ATTEST:

CITY OF CHANDLER CORPORATE SEAL ARIZONA

CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4352 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 8th day of March 2012, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED in the Arizona Republic on March 16 and 23, 2012.

EXHIBIT "A"

Legal Description – Boundary

Finisterra, a subdivision, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 919, Page 47, except that portion of right-of-way dedicated for Ocotillo Road and 148th Street with said plat of record, and being more particularly described as follows:

Commencing at the Northwest Corner of Section 20, Township 2 South, Range 6 East;

Thence S89°00'01"E, along the North line of said Section 20, a distance of 1313.74 feet;

Thence S00°00'59"E a distance of 65.01 feet to a point on the South right-of-way line of Ocotillo and the POINT OF BEGINNING;

Thence continuing S00°00'59"E a distance of 1296.11 feet;

Thence S89°37'43"E a distance of 1273.78 feet to a point on the West right-of-way line of 148th Street;

Thence N00°01'32"W, along said West right-of-way line, a distance of 1267.15 feet;

Thence N44°30'47"W a distance of 21.40 feet to a point on the South right-of-way line of Ocotillo Road;

Thence N89°00'01"W, along said South right-of-way line, a distance of 1258.74 feet to the POINT OF BEGINNING;

Containing 1,641,779.96 square feet, or 37.6901 acres.