



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM Transportation & Development - PZ Memo No. 12-050

DATE: MAY 31, 2012

TO: PLANNING AND ZONING COMMISSION

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

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: PDP12-0006 OASIS AT AUTUMN PARK

Request: Preliminary Development Plan approval for housing product

Location: Southwest corner of 116th Street and Riggs Road

Project Info: Approximate 34.3-acre site
 87 single-family lots

Applicant: Bonnie Williams; Fulton Homes

RECOMMENDATION

The request is for Preliminary Development Plan (PDP) approval for housing product. Staff, upon finding consistency with the General Plan, Southeast Chandler Area Plan (SECAP) and Residential Development Standards (RDS), recommends approval with conditions.

BACKGROUND

The subject site is located at the southwest corner of 116th Street and Riggs Road. The subject site is triangular in shape with the base of the site fronting Riggs Road, and the length of the site along the western boundary. North, across Riggs Road is the Bear Creek Municipal Golf Course. The Consolidated Canal abuts the eastern and southern property lines. East of the Consolidated Canal is the Lagos Vistoso single-family residential neighborhood, the Santan Vista single-family residential neighborhood located in the County, and an automotive repair shop located at the northeast portion of the site, also within the jurisdiction of the County. South of the subject site, and beyond the Consolidated Canal is the Santan Vista single-family residential neighborhood. West of the subject site is the Southern Pacific Railroad. Beyond the railroad tracks is PAD zoned property for industrial uses, Planned Industrial (I-1), and Industrial

zoned property in the County. Located at the northwest corner of the site is a Salt River Project substation.

Late last year the subject site went through a zoning extension, a rezoning to eliminate a condition requiring homes to be custom built, and PDP approval for modifications to the previously approved subdivision layout. The approved subdivision layout was for a 99-lot single-family residential subdivision. At the time of approval housing plans were not included, requiring future PDP submittal and approval.

Following last year's Rezoning and PDP approvals, Fulton Homes purchased the site and requested minor modifications to the site layout. Fulton Homes reduced the number of lots from 99 to 87, eliminated a substantial amount of decomposed granite in the enlarged open space area and replaced it with turf, increased the amount of outdoor amenities, and modified the wall details. Staff reviewed the requests and found that the proposed modifications were in substantial conformance or better than what was previously approved, and administratively approved the modifications.

Based on the General Plan the subject site is located within the Southeast Chandler Area Plan (SECAP), and designated as supporting Traditional Suburban Character type neighborhoods. The SECAP allows for residential density to be 2.5 dwelling units per acre, and provides provision for up to 3.5 dwelling units per acre, based upon amenities provided to the subdivision. Due to the reduction in lots, the density was reduced from 2.87 to 2.5 dwelling units per acre.

HOUSING PRODUCT

The subdivision consists of 87 lots with a minimum lot dimension of 60' x 120'. The previous approval was for 55' wide lots with a depth of 120'. Building setbacks were established with the previous PDP approval and are consistent with the surrounding area. In addition to meeting elements in the RDS for subdivision diversity, the housing product also needs to meet a number of elements required in the RDS. Required architectural elements as outlined in the RDS include providing at least three different architectural style differences, prohibiting the same elevation adjacent to and across the street from each other, and providing four-sided architectural elements among other requirements.

Architectural styles include Cottage, Ranch, and Farmhouse. The Farmhouse style architecture is new to Fulton Homes' product line-up. Architectural elements include corbels, stacked stone, arched windows, shutter details, wing walls, concrete lap siding, and board and batten elements. Additionally, window mullions are provided throughout all elevations, and each architectural style will provide enhanced garage door designs consistent with the prescribed architectural style. Options are offered for front door designs. Of the eight plans provided, two are side-entry garage, one is a two-car side entry with a single front load garage, and five provide forward facing garages. All of the forward facing garages provide side-by-side parking stalls with a tandem space.

As proposed, the homebuilder is providing eight floor plans; four single-story plans and four two-story plans. The homes will range in size from 1,997 square feet up to 3,801 square feet.

The design team has done an excellent job in providing diversity throughout the housing product. Box-on-box concerns with two-story homes have been prevented through the use of single-story wrap around elements, providing shadowboxes, and by providing break-ups in the roof ridgelines. Additionally, Fulton Homes predetermines where certain floor plans can locate throughout the subdivision, thus preventing concerns about same elevations being located side-by-side. Furthermore, due to the recent approvals of the subdivision, a number of the typical conditions of approval for subdivision layout and lot restrictions were approved with the prior approvals. These conditions included the restriction of two-story homes on corner lots, and limiting the number of two story homes adjacent to Riggs Road.

DISCUSSION

Staff supports the request citing the design team has done an excellent job in providing additional diversity to the housing stock in southeast Chandler. Furthermore, by providing such a wide array of floor plans and elevation options for so few lots, diversity within the subdivision will be natural.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting is scheduled for Monday, June 4, 2012. Staff will update the Planning Commission at their study session of the results of the neighborhood meeting.

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, SECAP, and PAD zoning, recommends approval of PDP12-0006 OASIS AT AUTUMN PARK, subject to the following conditions:

1. Development shall be in substantial conformance with Attachment No. 8, Development Booklet, entitled "OASIS AT AUTUMN PARK", kept on file in the City of Chandler Transportation & Development Services Department, Planning Division, in File No. PDP12-0006 OASIS AT AUTUMN PARK, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3995 in case DVR07-0032 GALILEO PIAZZA, except as modified by condition.
3. Compliance with original conditions adopted by City Council as Ordinance No. 4318 in case DVR11-0010 AUTUMN PARK, except as modified by condition.

PROPOSED MOTION

Motion to recommend approval of PDP12-0006 OASIS AT AUTUMN PARK, Preliminary Development Plan approval for housing product; subject to the conditions recommended by Staff.

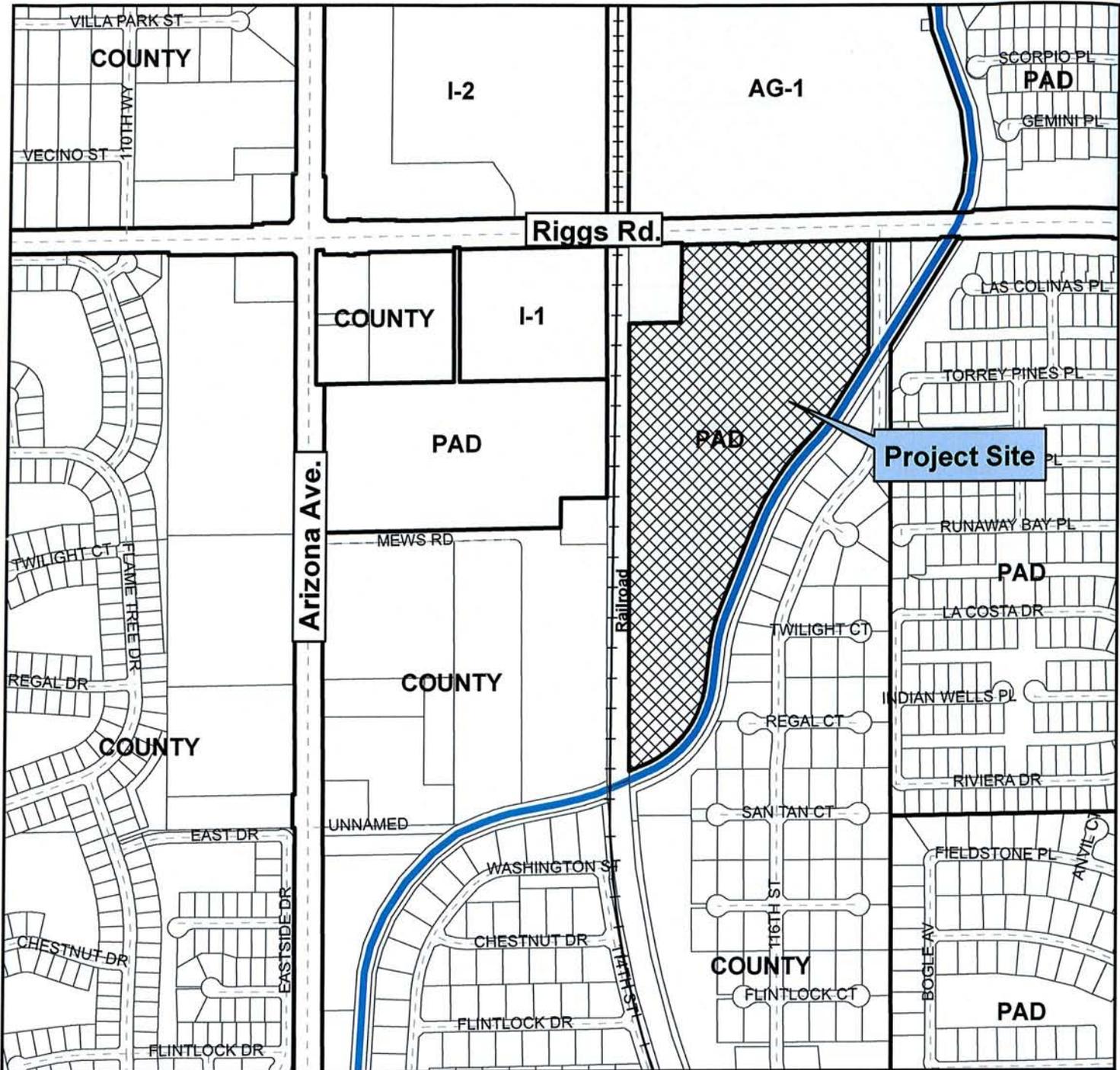
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Attachments

1. Vicinity Maps
2. Landscape Plan (Administratively Approved)
3. Streetscape Plan
4. Elevations
5. Ordinance No. 3995
6. Ordinance No. 4318
7. DVR11-0010 AUTUMN PARK – Notice of Council Action
8. Development Booklet

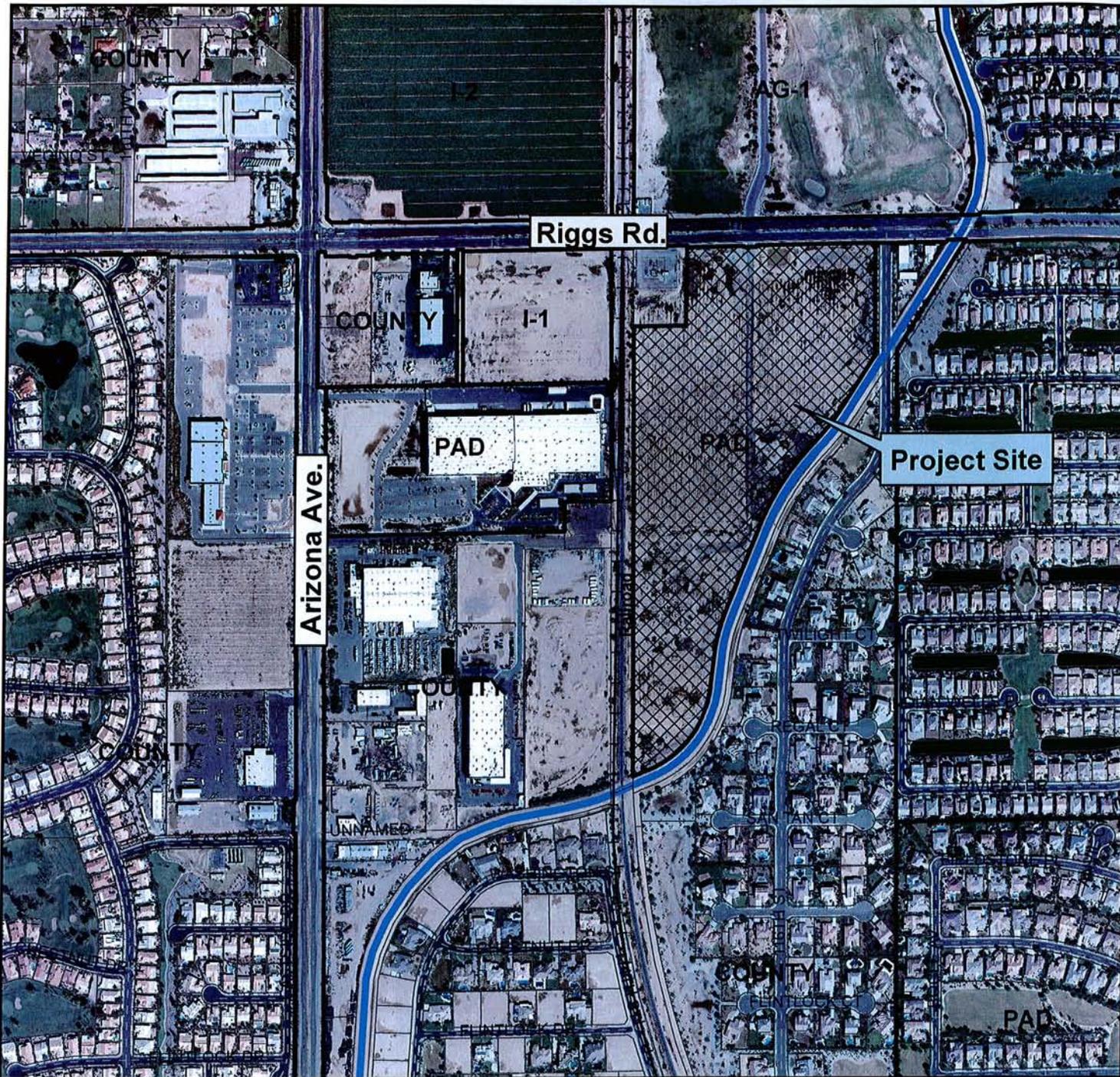


Vicinity Map



 PDP12-0006

Oasis at Autumn Park



Vicinity Map



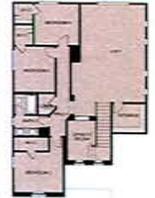
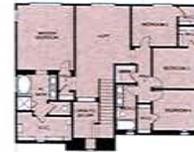
PDP12-0006

Oasis at Autumn Park



Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 4/11/2012



PLAN 3
2,075 S.F.
ELEVATION 'F'

PLAN 8
3,801 S.F.
ELEVATION 'E'

PLAN 4
2,352 S.F.
ELEVATION 'F'

PLAN 7
3,310 S.F.
ELEVATION 'D'

PLAN 2
2,170 S.F.
ELEVATION 'E'

PLAN 5
2,592 S.F.
ELEVATION 'F'

PLAN 1
1,997 S.F.
ELEVATION 'D'

PLAN 6
3,038 S.F.
ELEVATION 'E'

FULTON HOMES

OASIS AT AUTUMN PARK

5/11/2012

ARCHITECTURE: SPATIAL DESIGN AND ARCHITECTURE, INC. (SDA)
5000 N. CENTRAL EXPRESSWAY, SUITE 1000, DALLAS, TX 75206
PHOTOGRAPHY: LINDEROOTH ASSOCIATES, INC. (LAI)
LINDEROOTH ASSOCIATES, INC. (LAI) 10000 W. LINDEROOTH AVENUE, SUITE 1000, DALLAS, TX 75243

FLOOR PLAN STREETScape

LINDEROOTH ASSOCIATES, INC.

STREETScape PLAN



FLOOR PLAN

- DECORATIVE CORBEL
- COACH LIGHTS
- SECTIONAL GARAGE DOOR W/ WINDOWS
- CONCRETE ROOF TILE



- WOOD FASCIA
- SPANISH LACE STUCCO
- ACCENT W/ SAND FINISHED STUCCO
- DECORATIVE SHUTTERS
- DECORATIVE THEMED WING WALL

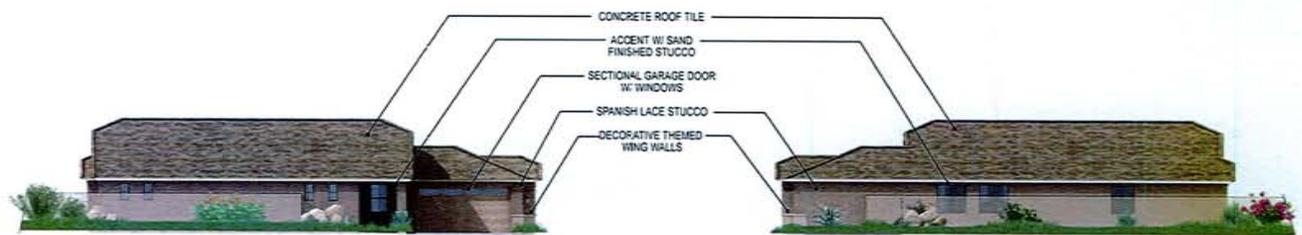
FRONT ELEVATION



REAR ELEVATION

- DECORATIVE CORBELS
- CONCRETE ROOF TILE
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO

- VENT W/ TRIM
- WOOD FASCIA
- DECORATIVE THEMED COLUMN



LEFT ELEVATION

RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK

5/11/2012

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TAMARISK PLAN 1
1,997 S.F.
COTTAGE ELEVATION 'B'

LINDEROTH ASSOCIATES, INC.



FLOOR PLAN

- CONCRETE ROOF TILE
- DECORATIVE THEMED WING WALL
- SECTIONAL GARAGE DOOR W/ WINDOWS
- WOOD FASCIA
- DECORATIVE STONE



- COACH LIGHTS
- DECORATIVE CORBELS
- ACCENT W/ SAND FINISHED STUCCO
- DECORATIVE SHUTTERS
- SPANISH LACE STUCCO

FRONT ELEVATION

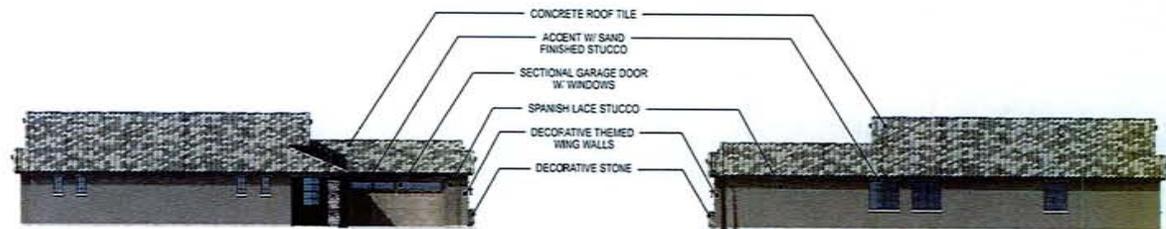


- DECORATIVE CORBELS
- CONCRETE ROOF TILE
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO

- VENT W/ TRIM
- WOOD FASCIA
- DECORATIVE THEMED COLUMN

+/- 18'-10" T.O. ROOF
9'-1" PL.
0'-6" F.F.

REAR ELEVATION



- CONCRETE ROOF TILE
- ACCENT W/ SAND FINISHED STUCCO
- SECTIONAL GARAGE DOOR W/ WINDOWS
- SPANISH LACE STUCCO
- DECORATIVE THEMED WING WALLS
- DECORATIVE STONE

LEFT ELEVATION

RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK
5/11/2012

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TAMARISK PLAN 1
1,997 S.F.
RANCH ELEVATION 'D'

LINDEROTH ASSOCIATES, INC.

- CONCRETE ROOF TILE
- COACH LIGHTS
- SECTIONAL GARAGE DOOR W/ WINDOWS
- SPANISH LACE STUCCO
- DECORATIVE TRELLIS
- ACCENT W/ SAND FINISHED STUCCO



- VENT W/ TRIM
- LAP SIDING
- WOOD FASCIA
- DECORATIVE SHUTTERS
- DECORATIVE BRICK

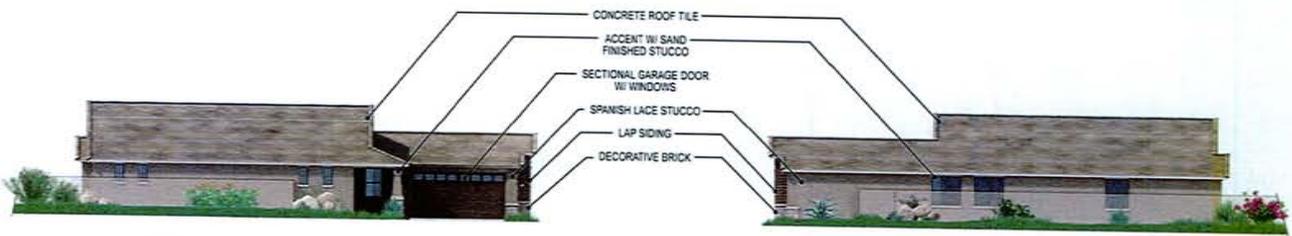
FRONT ELEVATION



FLOOR PLAN



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK
5/11/2012

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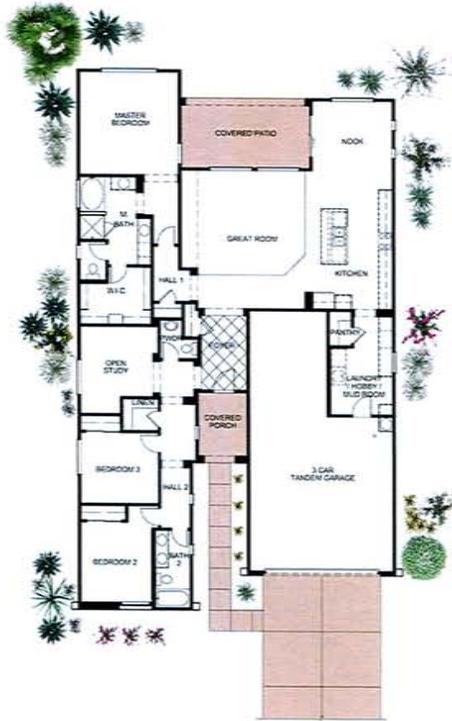
TAMARISK PLAN 1
1,997 S.F.
FARMHOUSE ELEVATION 'F'

LINDEROTH ASSOCIATES, INC.

CONCRETE ROOF TILE
 DECORATIVE SHUTTERS
 SPANISH LACE STUCCO
 ACCENT W/ SAND FINISHED STUCCO



DECORATIVE CORBEL
 WOOD FASCIA
 SECTIONAL GARAGE DOOR
 W/ WINDOWS
 COACH LIGHTS
 DECORATIVE THEMED
 WING WALLS



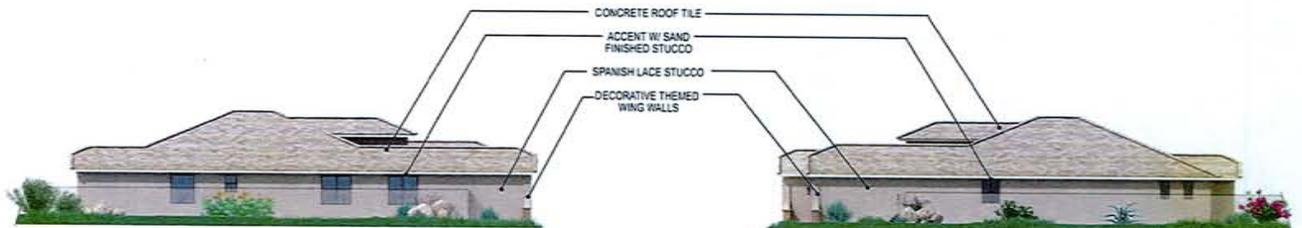
FLOOR PLAN

FRONT ELEVATION



CONCRETE ROOF TILE
 SPANISH LACE STUCCO
 ACCENT W/ SAND FINISHED STUCCO
 DECORATIVE CORBELS
 DECORATIVE THEMED COLUMN
 WOOD FASCIA
 +1.15'-10" T.O. ROOF
 9'-1" PL.
 0'-0" FF.

REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK

5/11/2012

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RANCHO MIRAGE PLAN 2
 2,170 S.F.

COTTAGE ELEVATION 'B'

LINDEROTH ASSOCIATES, INC.

CONCRETE ROOF TILE
 DECORATIVE SHUTTERS
 SPANISH LACE STUCCO
 ACCENT W/ SAND FINISHED STUCCO
 DECORATIVE STONE



DECORATIVE CORBEL
 WOOD FASCIA
 SECTIONAL GARAGE DOOR W/ WINDOWS
 COACH LIGHTS
 DECORATIVE THEMED WING WALLS

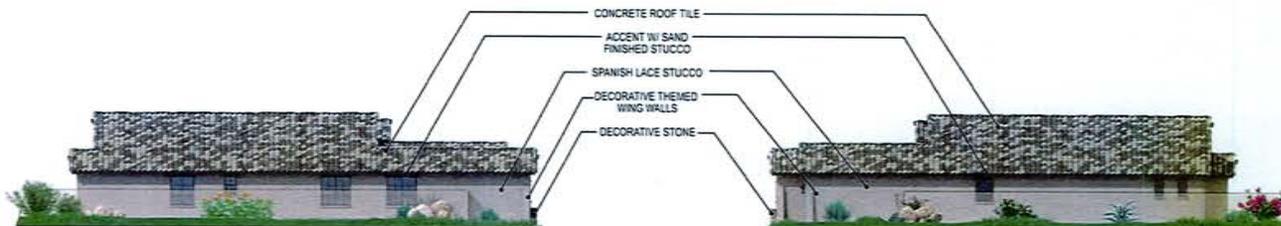
FRONT ELEVATION



CONCRETE ROOF TILE
 SPANISH LACE STUCCO
 ACCENT W/ SAND FINISHED STUCCO
 DECORATIVE CORBELS
 VENT W/ TRIM
 DECORATIVE THEMED COLUMN
 WOOD FASCIA

± 15'-10" T.O. ROOF
 5'-1" PL.
 0'-0" FF.

REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION



FLOOR PLAN

FULTON HOMES

OASIS AT AUTUMN PARK
 5/11/2012

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RANCHO MIRAGE PLAN 2
 2,170 S.F.
 RANCH ELEVATION 'D'

LINDEROTH ASSOCIATES, INC.

CONCRETE ROOF TILE
 BOARD AND BATTEN SIDING
 DECORATIVE SHUTTERS
 DECORATIVE BRICK



VENT W/ TRIM
 WOOD FASCIA
 ACCENT W/ SAND FINISHED STUCCO
 SECTIONAL GARAGE DOOR
 W/ WINDOWS
 SPANISH LACE STUCCO
 COACH LIGHTS



FLOOR PLAN

FRONT ELEVATION

VENT W/ TRIM
 WOOD FASCIA
 CONCRETE ROOF TILE



REAR ELEVATION

DECORATIVE THEMED SKIRT
 BOARD AND BATTEN SIDING
 ACCENT W/ SAND FINISHED STUCCO
 SPANISH LACE STUCCO

+/- 18'-10" T.O. ROOF
 9'-1" PL.
 0'-0" F.F.

CONCRETE ROOF TILE
 FINISHED STUCCO
 SPANISH LACE STUCCO
 ACCENT W/ SAND
 DECORATIVE BRICK



LEFT ELEVATION



RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK
 5/11/2012

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 TEL: 972.346.1000 FAX: 972.346.1001 WWW.FULTONHOMES.COM

RANCHO MIRAGE PLAN 2
 2,170 S.F.
 FARMHOUSE ELEVATION 'F'

LINDEROTH ASSOCIATES, INC.

- CONCRETE ROOF TILE
- DECORATIVE CORBELS
- SECTIONAL GARAGE DOOR W/ WINDOWS
- ACCENT W/ SAND FINISHED STUCCO
- COACH LIGHTS
- WOOD FASCIA
- SPANISH LACE STUCCO
- DECORATIVE SHUTTERS
- DECORATIVE STUCCO
- DECORATIVE THEMED WING WALLS



FRONT ELEVATION



FLOOR PLAN

- DECORATIVE CORBELS
- WOOD FASCIA
- ACCENT W/ SAND FINISHED STUCCO
- DECORATIVE THEMED COLUMN
- CONCRETE ROOF TILE
- SPANISH LACE STUCCO
- +1: 20'-8" T.O. ROOF
- 9'-1" PL.
- 0'-0" F.F.



REAR ELEVATION

- DECORATIVE CORBELS
- VENT W/ TRIM
- CONCRETE ROOF TILE
- SPANISH LACE STUCCO
- ACCENT W/ SAND FINISHED STUCCO
- SECTIONAL GARAGE DOOR W/ WINDOWS
- DECORATIVE THEMED WING WALLS
- DECORATIVE CORBELS
- VENT W/ TRIM



LEFT ELEVATION



RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK
3/11/2012

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INDIAN WELLS PLAN 3
2,075 S.F.
COTTAGE ELEVATION 'B'
LINDEROTH ASSOCIATES, INC.

CONCRETE ROOF TILE
 DECORATIVE CORBELS
 SECTIONAL GARAGE DOOR
 W/ WINDOWS
 ACCENT W/ SAND FINISHED STUCCO
 COACH LIGHTS



WOOD FASCIA
 SPANISH LACE STUCCO
 DECORATIVE SHUTTERS
 DECORATIVE STONE
 DECORATIVE THEMED WING WALLS

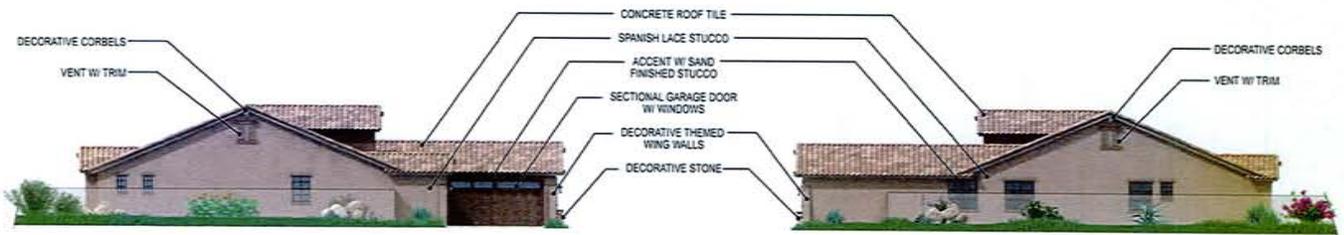


FLOOR PLAN

FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK
 5/11/2012

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INDIAN WELLS PLAN 3
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 RANCH ELEVATION 'D'

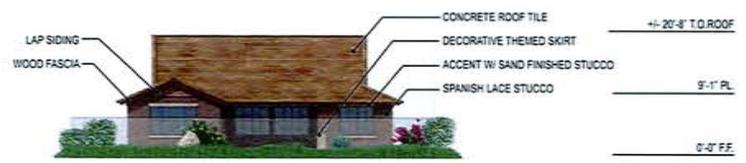
LINDEROTH ASSOCIATES, INC.

CONCRETE ROOF TILE
 SECTIONAL GARAGE DOOR
 W/ WINDOWS
 ACCENT W/ SAND FINISHED STUCCO
 COACH LIGHTS



WOOD FASCIA
 LAP SIDING
 DECORATIVE SHUTTERS
 SPANISH LACE STUCCO
 DECORATIVE BRICK

FRONT ELEVATION



LAP SIDING
 WOOD FASCIA

CONCRETE ROOF TILE
 DECORATIVE THEMED SKIRT
 ACCENT W/ SAND FINISHED STUCCO
 SPANISH LACE STUCCO
 +/- 20'-8" T.O. ROOF
 9'-1" RL
 0'-0" FF

REAR ELEVATION



FLOOR PLAN



VENT W/ TRIM
 LAP SIDING

CONCRETE ROOF TILE
 SPANISH LACE STUCCO
 SECTIONAL GARAGE DOOR
 W/ WINDOWS
 ACCENT W/ SAND
 FINISHED STUCCO
 DECORATIVE BRICK

LEFT ELEVATION



VENT W/ TRIM
 LAP SIDING

RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK
 5/11/2012

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INDIAN WELLS PLAN 3
 2,075 S.F.
 FARMHOUSE ELEVATION 'F'
 LINDEROTH ASSOCIATES, INC.

DECORATIVE SHUTTER
 DECORATIVE CORBELS
 WOOD FASCIA
 ACCENT W/ SAND FINISHED STUCCO

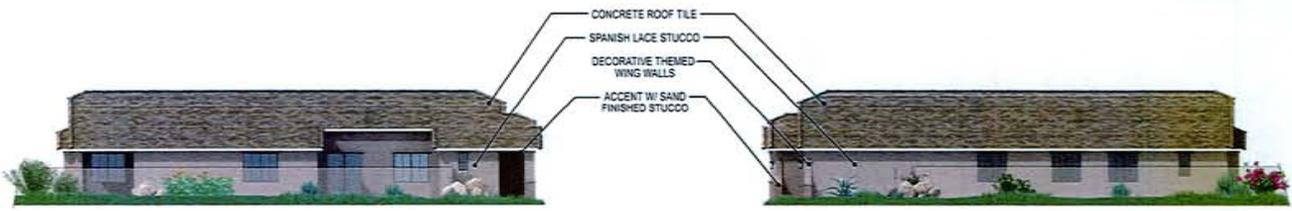
SPANISH LACE STUCCO
 CONCRETE ROOF TILE
 SECTIONAL GARAGE DOOR W/ WINDOWS
 COACH LIGHTS
 DECORATIVE THEMED WING WALLS



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION



FLOOR PLAN

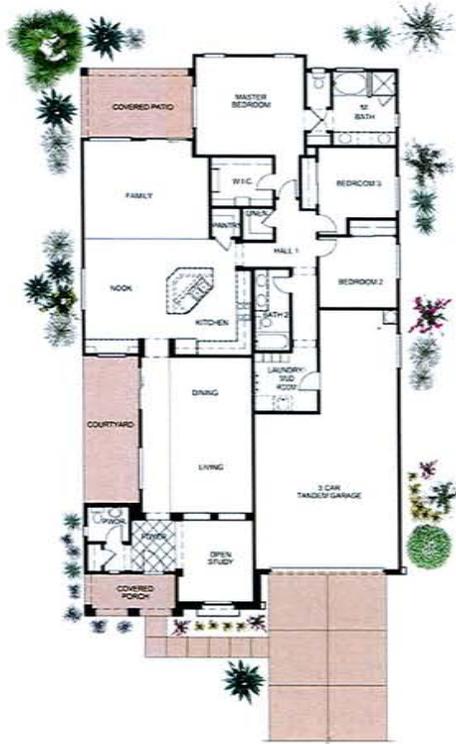
FULTON HOMES

OASIS AT AUTUMN PARK
 5/11/2012

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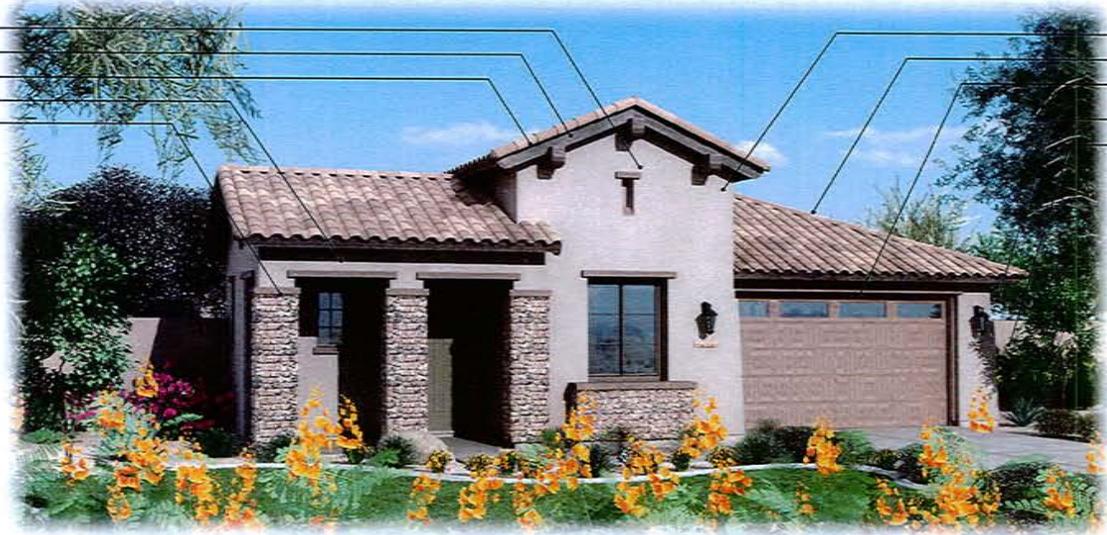
LA QUINTA PLAN 4
 2,352 S.F.
 COTTAGE ELEVATION "B"

LINDEROTH ASSOCIATES, INC.



FLOOR PLAN

- DECORATIVE RECESS
- DECORATIVE CORBELS
- WOOD FASCIA
- ACCENT W/ SAND FINISHED STUCCO
- DECORATIVE STONE



- SPANISH LACE STUCCO
- CONCRETE ROOF TILE
- SECTIONAL GARAGE DOOR W/ WINDOWS
- COACH LIGHTS
- DECORATIVE THEMED WING WALLS

FRONT ELEVATION



- DECORATIVE CORBEL
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO

- CONCRETE ROOF TILE
- WOOD FASCIA
- DECORATIVE THEMED COLUMN

+1'-10" T.O. ROOF
0'-1" P.L.
0'-0" F.F.

REAR ELEVATION



- CONCRETE ROOF TILE
- SPANISH LACE STUCCO
- DECORATIVE THEMED WING WALLS
- ACCENT W/ SAND FINISHED STUCCO
- DECORATIVE STONE

LEFT ELEVATION

RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK
5/11/2012

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LA QUINTA PLAN 4
2,352 S.F.
RANCH ELEVATION 'D'

LINDEROTH ASSOCIATES, INC.

- CONCRETE ROOF TILE
- WOOD FASCIA
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO
- DECORATIVE BRICK



- VENT W/ TRIM
- DECORATIVE SHUTTERS
- BOARD AND BATTEN SIDING
- LAP SIDING
- SECTIONAL GARAGE DOOR W/ WINDOWS
- COACH LIGHTS

FRONT ELEVATION



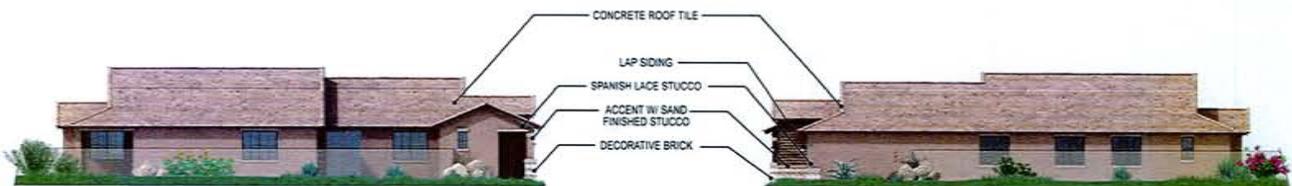
- VENT W/ TRIM
- WOOD FASCIA
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO
- BOARD AND BATTEN SIDING
- CONCRETE ROOF TILE
- DECORATIVE THEMED SKIRT

+/- 18'-10" T.O. ROOF
 9'-1" PL.
 0'-0" F.F.

REAR ELEVATION



FLOOR PLAN



LEFT ELEVATION

RIGHT ELEVATION

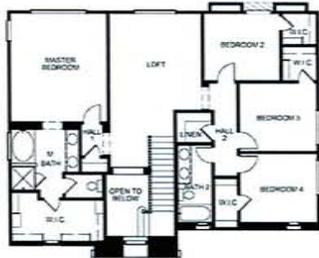
FULTON HOMES

OASIS AT AUTUMN PARK
 5/11/2012

RENDERING BY LINDEROTH ASSOCIATES, INC. © 2012

LA QUINTA PLAN 4
 2,352 S.F.
 FARMHOUSE ELEVATION "F"

LINDEROTH ASSOCIATES, INC.



UPPER FLOOR PLAN



LOWER FLOOR PLAN

- CONCRETE ROOF TILE
- DECORATIVE CORBEL
- DECORATIVE SHUTTERS
- SPANISH LACE STUCCO
- ACCENT W/ SAND FINISHED STUCCO



- WOOD FASCIA
- SECTIONAL GARAGE DOOR W/ WINDOWS
- COACH LIGHTS
- DECORATIVE WING WALL

FRONT ELEVATION

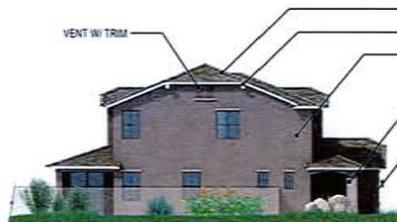
- CONCRETE ROOF TILE
- SPANISH LACE STUCCO
- ACCENT W/ SAND FINISHED STUCCO



- WOOD FASCIA
- DECORATIVE THEMED SKIRT

+/- 26'-11" T.O. ROOF
15'-10 3/4" PL
10'-9 3/4" F.F.
8'-1" PL
0'-0" F.F.

REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

- CONCRETE ROOF TILE
- DECORATIVE CORBEL
- SPANISH LACE STUCCO
- ACCENT W/ SAND FINISHED STUCCO
- DECORATIVE WING WALL

VENT W/ TRIM

FULTON HOMES

OASIS AT AUTUMN PARK

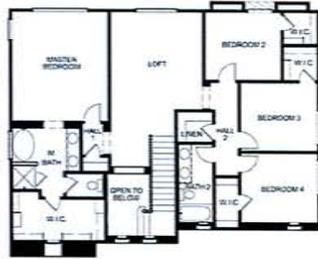
5/11/2012

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BERMUDA DUNES PLAN 5
2,592 S.F.
COTTAGE ELEVATION "B"

LINDEROTH ASSOCIATES, INC.

- DECORATIVE CORBEL
- DECORATIVE SHUTTERS
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO
- DECORATIVE STONE



UPPER FLOOR PLAN



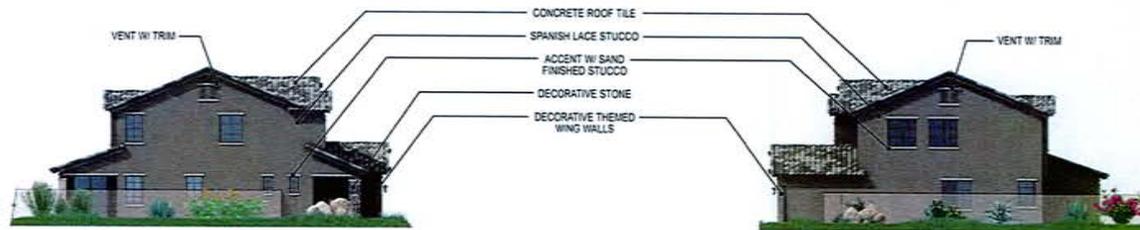
- CONCRETE ROOF TILE
- WOOD FASCIA
- SECTIONAL GARAGE DOOR W/ WINDOWS
- COACH LIGHTS
- DECORATIVE THEMED WING WALLS

FRONT ELEVATION



LOWER FLOOR PLAN

REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK

5/11/2012

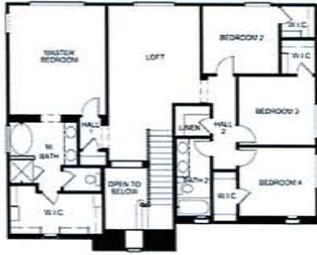
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BERMUDA DUNES PLAN 5
 2,592 S.F.
 RANCH ELEVATION 'D'

LINDEROTH ASSOCIATES, INC.

CONCRETE ROOF TILE
 DECORATIVE SHUTTERS
 ACCENT W/ SAND FINISHED STUCCO
 SPANISH LACE STUCCO

LAP SIDING
 WOOD FASCIA
 SECTIONAL GARAGE DOOR
 W/ WINDOWS
 COACH LIGHTS
 DECORATIVE BRICK



UPPER FLOOR PLAN



FRONT ELEVATION

CONCRETE ROOF TILE
 ACCENT W/ SAND FINISHED STUCCO
 SPANISH LACE STUCCO

WOOD FASCIA
 DECORATIVE THEMED SKIRT

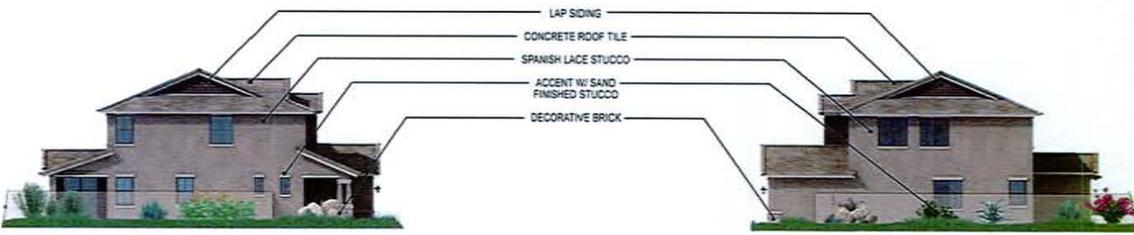


+/- 25'-11" T.O. ROOF
 15'-10 3/4" P.L.
 10'-9 3/4" F.F.
 8'-1" P.L.
 0'-0" F.F.

REAR ELEVATION



LOWER FLOOR PLAN



LAP SIDING
 CONCRETE ROOF TILE
 SPANISH LACE STUCCO
 ACCENT W/ SAND FINISHED STUCCO
 DECORATIVE BRICK

LEFT ELEVATION

RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK

5/11/2012

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BERMUDA DUNES PLAN 5
 2,592 S.F.
 FARMHOUSE ELEVATION 'F'

LINDEROTH ASSOCIATES, INC.



UPPER FLOOR PLAN

- DECORATIVE CORBEL
- DECORATIVE SHUTTERS
- SPANISH LACE STUCCO
- ACCENT W/ SAND FINISHED STUCCO



- CONCRETE ROOF TILE
- WOOD FASCIA
- SECTIONAL GARAGE DOOR W/ WINDOWS
- COACH LIGHTS
- DECORATIVE THEMED WING WALLS



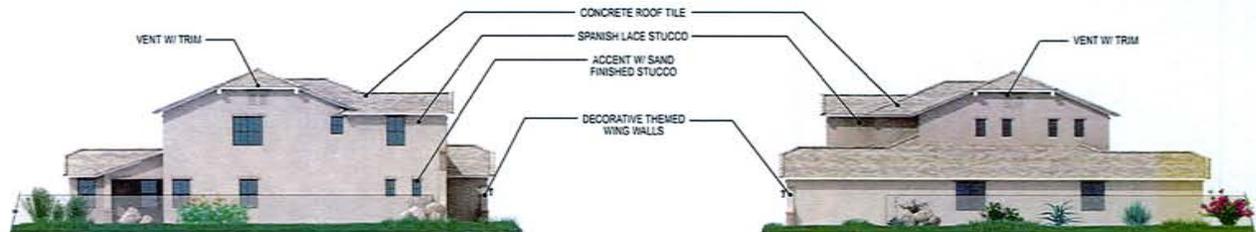
LOWER FLOOR PLAN

FRONT ELEVATION



- +/- 28'-4" T.O. ROOF
- 15'-10 3/4" PL
- 18'-9 3/4" FF
- 9'-1" PL
- 0'-0" FF

REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK

5/11/2012

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WHITEWATER PLAN 6

3,038 S.F.

COTTAGE ELEVATION 'B'

LINDEROTH ASSOCIATES, INC.



UPPER FLOOR PLAN



LOWER FLOOR PLAN

- DECORATIVE METAL ACCENT
- DECORATIVE SHUTTERS
- ACCENT W/ SAND FINISHED STUCCO
- DECORATIVE STONE
- SPANISH LACE STUCCO

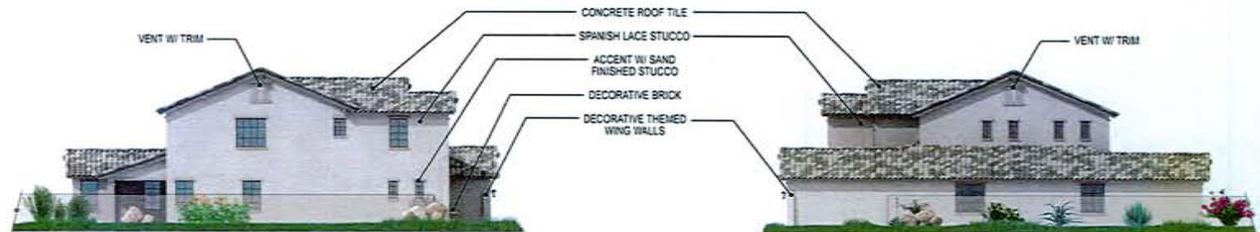


- CONCRETE ROOF TILE
- WOOD FASCIA
- SECTIONAL GARAGE DOOR W/ WINDOWS
- COACH LIGHTS
- DECORATIVE THEMED WING WALLS

FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK
5/11/2012

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WHITEWATER PLAN 6
3,038 S.F.
RANCH ELEVATION 'D'

LINDEROTH ASSOCIATES, INC.



UPPER FLOOR PLAN



LOWER FLOOR PLAN

- CONCRETE ROOF TILE
- DECORATIVE CORBEL
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO



- WOOD FASCIA
- COACH LIGHTS
- DECORATIVE SHUTTERS
- SECTIONAL GARAGE DOOR W/ WINDOWS

FRONT ELEVATION

- CONCRETE ROOF TILE
- SPANISH LACE STUCCO
- ACCENT W/ SAND FINISHED STUCCO

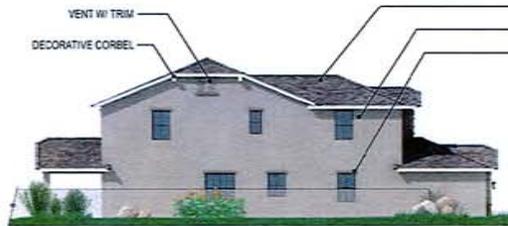


- DECORATIVE CORBEL
- WOOD FASCIA
- DECORATIVE THEMED SKIRT

- +/- 28'-8" T.O. ROOF
- 15'-10 3/4" PL.
- 10'-9 3/4" F.F.
- 8'-1" PL.
- 0'-0" F.F.

REAR ELEVATION

- VENT W/ TRIM
- DECORATIVE CORBEL



LEFT ELEVATION

- CONCRETE ROOF TILE
- SPANISH LACE STUCCO
- ACCENT W/ SAND FINISHED STUCCO
- SECTIONAL GARAGE DOOR W/ WINDOWS
- DECORATIVE WING WALL



- VENT W/ TRIM
- DECORATIVE CORBEL

RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK

5/11/2012

WWW.FULTONHOMES.COM
 10000 W. BUCKLEBOURNE DRIVE, SUITE 100, WEST VALLEY CITY, UT 84119
 801.972.1000

DESERT SHORES PLAN 7

3,310 S.F.

COTTAGE ELEVATION 'B'

LINDEROTH ASSOCIATES, INC.



UPPER FLOOR PLAN

- DECORATIVE CORBEL
- DECORATIVE SHUTTERS
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO
- DECORATIVE STONE



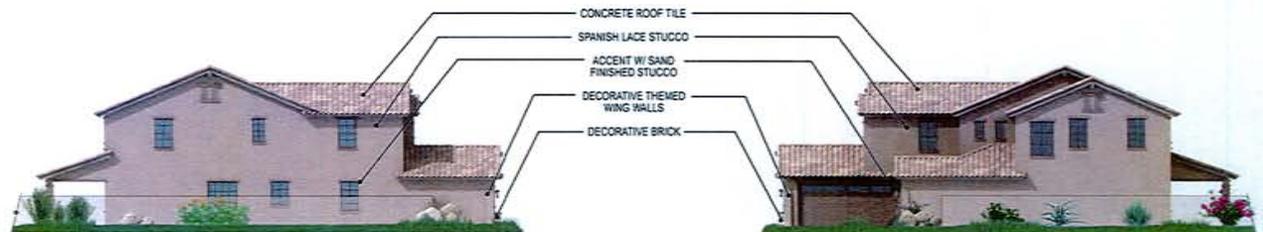
- CONCRETE ROOF TILE
- WOOD FASCIA
- COACH LIGHTS
- SECTIONAL GARAGE DOOR W/ WINDOWS
- DECORATIVE THEMED WING WALLS

FRONT ELEVATION



LOWER FLOOR PLAN

REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK
5/11/2012

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DESERT SHORES PLAN 7

3,310 S.F.

RANCH ELEVATION 'D'

LINDEROTH ASSOCIATES, INC.



UPPER FLOOR PLAN



LOWER FLOOR PLAN

- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO
- DECORATIVE SHUTTERS
- BOARD AND BATTEN
- LAP SIDING



- CONCRETE ROOF TILE
- WOOD FASCIA
- COACH LIGHTS
- SECTIONAL GARAGE DOOR W/ WINDOWS
- DECORATIVE BRICK

FRONT ELEVATION



- CONCRETE ROOF TILE
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO
- WOOD FASCIA
- BOARD AND BATTEN
- DECORATIVE THEMED SKIRT

- +/- 28'-6" T.O. ROOF
- 15'-10 3/4" RL
- 10'-9 3/4" FF
- 9'-1" PL
- 0'-0" FF

REAR ELEVATION



- VENT W/ TRIM
- BOARD AND BATTEN
- CONCRETE ROOF TILE
- LAP SIDING
- SPANISH LACE STUCCO
- ACCENT W/ SAND FINISHED STUCCO
- SECTIONAL GARAGE DOOR W/ WINDOWS
- DECORATIVE BRICK
- BOARD AND BATTEN SIDING

LEFT ELEVATION

RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK

5/11/2012

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DESERT SHORES PLAN 7

3,310 S.F.

FARMHOUSE ELEVATION 'F'

LINDEROTH ASSOCIATES, INC.



- CONCRETE ROOF TILE
- DECORATIVE SHUTTERS
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO

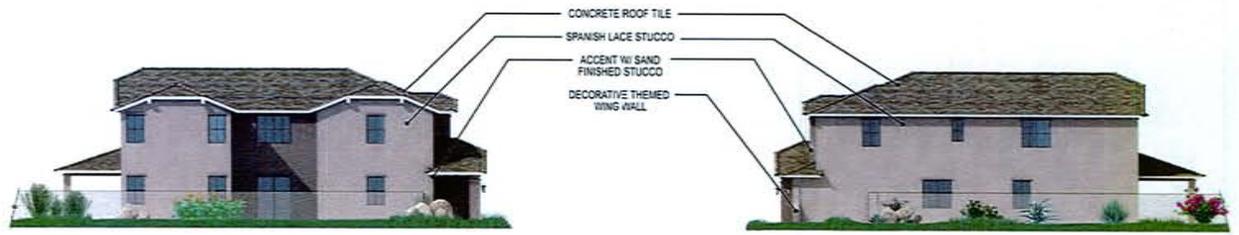


- DECORATIVE CORBEL
- WOOD FASCIA
- SECTIONAL GARAGE DOOR W/ WINDOWS
- COACH LIGHTS
- DECORATIVE THEMED WING WALLS

FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

FULTON HOMES

OASIS AT AUTUMN PARK

5/11/2012

MARKING ARCHITECTS OF HOUSTON, TEXAS & PROTECTIVE ARCHITECTS, CONROCK, TEXAS
 10000 Katy Road, Houston, TX 77054
 281-461-1111
 www.markingarchitects.com

BIGHORN PLAN 8
 3,801 S.F.
 COTTAGE ELEVATION 'B'
 LINDEROTH ASSOCIATES, INC.

ORDINANCE NO. 3995

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR07-0032 GALILEO PIAZZA) 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 AG-1 to PAD, subject to the following conditions:

1. 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.
2. Development shall be in substantial conformance with Exhibit F, Development Booklet, entitled "GALILEO", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0032, except as modified by condition herein.
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. 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.
9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
10. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
11. The development's housing product will be custom homes built by individual builders.
12. Preliminary Development Plan approval as granted herein shall apply to the subdivision layout only.
13. 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 Galileo Piazza development shall use treated effluent to maintain open space, common areas, and landscape tracts.

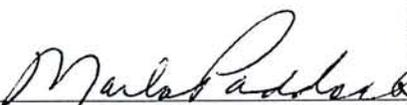
14. A minimum of two trees at a minimum of 2-inch caliper each shall be planted in all front yards.
15. The applicant shall work with Staff to enhance the perimeter fence wall along the railroad tracks by incorporating a decorative wall design such as, but not limited to color variations, decorative cap at columns and/or top of wall, and any other horizontal or vertical plane changes.
16. 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 Industrial zoned property. The "Public Subdivision Report", "Purchase Contracts", and CC&R's, shall include a disclosure statement outlining that the site is adjacent to or nearby existing Industrial zoned property, 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.

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 10th day of December 2007

ATTEST:


CITY CLERK




MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 13th day of December 2007.

ATTEST:


CITY CLERK

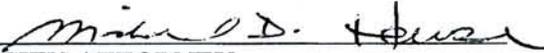

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3995 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 13th day of December 2007, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

PUBLISHED in the Arizona Republic on December 20 and 27, 2007.

ORDINANCE NO. 4318

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT TO PLANNED AREA DEVELOPMENT AMENDED IN CASE DVR11-0010 (AUTUMN PARK) ELIMINATING ZONING CONDITION NO. 11 OF ORDINANCE NO. 3995 REQUIRING CUSTOM HOMES APPROVED IN CASE DVR07-0032 (GALILEO PIAZZA) 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 to delete Condition No. 11 of Ordinance No. 3995 requiring custom homes in case DVR07-0032 Galileo Piazza.

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

1. Development shall be in substantial conformance with Attachment No. 7, Development Booklet, entitled "AUTUMN PARK", kept on file in the City of Chandler Transportation & Development Services Department, Planning Division, in File No. DVR11-0010 AUTUMN PARK, and serves to complement and supplement the Council approved development booklet kept on file in case DVR07-0032 GALILEO PIAZZA, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3995 in case DVR07-0032 GALILEO PIAZZA, except as modified by condition herein.

3. 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. 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 railroad tracks and railroad right-of-way 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 railroad track and railroad right-of-way, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. 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.

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 18th day of August 2011.

ATTEST:

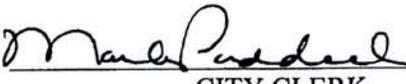

CITY CLERK




MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 8th day of September 2011.

ATTEST:


CITY CLERK




MAYOR

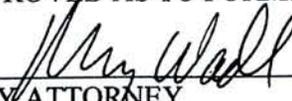
CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4318 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 September 2011, and that a quorum was present thereat.



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PUBLISHED in the Arizona Republic on September 16 and September 23, 2011.



Chandler + Arizona
Where Values Make The Difference

NOTICE OF COUNCIL ACTION CITY OF CHANDLER, ARIZONA

APPLICANT:

ED BULL
BURCH & CRACCHIOLO, P.A.
702 E. OSBORN RD., #200
PHOENIX, AZ 85014

CASE: DVR11-0010/PPT11-0002 AUTUMN PARK

MEETING DATE: THURSDAY, AUGUST 18, 2011

APPROVAL:

REZONING:
PAD TO PAD AMENDED

DENIAL:

VARIANCE:

WITHDRAWAL:

USE PERMIT:

CONTINUED:

SUBDIVISION:

PRELIMINARY DEVELOPMENT PLAN **PRELIMINARY PLAT**

INTRODUCTION OF ORDINANCE NO. 4318.

Said parcel is hereby rezoned to delete Condition No. 11 of Ordinance No. 3995 requiring custom homes in case DVR07-0032 Galileo Piazza.

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

1. Development shall be in substantial conformance with Attachment No. 7, Development Booklet, entitled "AUTUMN PARK", kept on file in the City of Chandler Transportation & Development Services Department, Planning Division, in File No. DVR11-0010 AUTUMN PARK, and serves to complement and supplement the Council approved development

booklet kept on file in case DVR07-0032 GALILEO PIAZZA, except as modified by condition herein.

2. Compliance with original conditions adopted by the City Council as Ordinance No. 3995 in case DVR07-0032 GALILEO PIAZZA, except as modified by condition herein.
3. 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. 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 railroad tracks and railroad right-of-way 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 railroad track and railroad right-of-way, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. 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.

APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

4. A ten-foot side setback shall be provided on the west property boundary of lots 61 and 62.
5. All homes built on corner lots shall be single-story.
6. 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.

APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO THE FOLLOWING CONDITION:

1. Approval by the City Engineer and Director of Transportation and Development with regard to the details of all submittals required by code or condition.