

#5

APR 28 2011

**ORDINANCE NO. 4291**

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) FOR SALES, DISPLAY, WAREHOUSE/STORAGE AND SERVICE USES (DVR10-0026 1800 NAZA, LLC) 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:**

The North 200 feet of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 21, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the West 15.00 feet of the East 70.00 feet of the North 200 feet of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 21, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

AND EXCEPT the Grantor's underlying fee interest, if any, in and to State Route 87 (Arizona Avcnuc) as set forth in Document No. 1985-598659.

Said parcel is hereby rezoned from Agricultural District (AG-1) to Planned Area Development (PAD) for sales, display, warehouse/storage and service uses, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "1800 NAZA, LLC" kept on file in the City of Chandler Current Planning Division, in file number DVR10-0026, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. Approval by the Director of Transportation and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
5. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
6. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. 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.
8. Phase I improvements shall be completed within eighteen (18) months of the effective date of the Ordinance.
9. Additional parking shall be added within the screened storage yard at the determination of the Zoning Administrator if future demand warrants.



**CERTIFICATION**

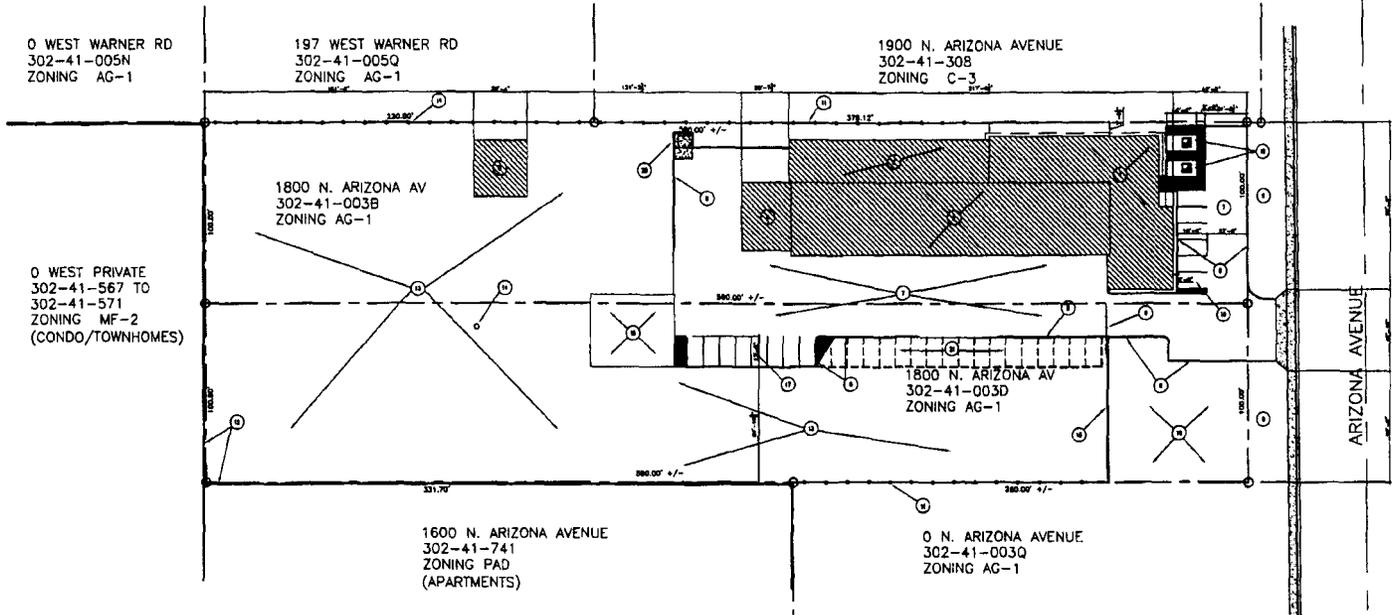
I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4291 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *GAB*

PUBLISHED:



**PROJECT DATA**

**OWNERSHIP:** 1800 MESA LLC  
5633 EAST INDIAN SCHOOL ROAD  
CHANDLER, ARIZONA 85018  
TEL: 480-308-1238

**PROJECT ADDRESS:** 1800 NORTH ARIZONA AVE  
CHANDLER, ARIZONA

**ARCHITECT:** GRANT L OLDS ARCHITECTS...  
1600 EAST DIAMOND DRIVE  
TEMPE, ARIZONA 85283  
TEL: 480-431-5878

**BUILDING USE:** SALES/OFFICE/SERVICE/STORAGE

**ZONING:** AG-1

**OCCUPANCY:** B/M/FI/SI

**CONSTRUCTION TYPE:** B-N (EXISTING)

**YEAR BUILT:** UNKNOWN

**SITE AREAS:** 2.71 ACRES

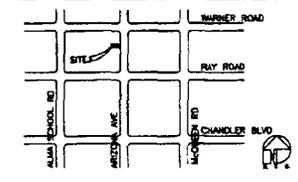
**TENANT AREAS:**  
OFFICE/BREAKROOM = 1228 S.F.  
SALES/DISPLAY = 2800 S.F.  
SERVICE/WAREHOUSE BAYS = 8610 S.F.  
CANOPY AREA = 1040 S.F.  
METAL SHED BUILDING = 840 S.F.  
TOTAL AREA (PER ALTA) = 14818 S.F.  
ALL AREAS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION

**PARKING CALCULATIONS:**  
OFFICE/BREAKROOM 1228/200 = 6 SPACES  
SALES/DISPLAY 2800/250 = 11 SPACES  
SERVICE/STORAGE BAYS 8610/300 = 17 SPACES  
TOTAL SPACES REQUIRED = 34 SPACES  
TOTAL SPACES PROVIDED = 11 SPACES  
ADDITIONAL SPACES (FUTURE PHASE) = 16 SPACES  
TOTAL SPACES PROVIDED = 34 SPACES

**GRANT L OLDS ARCHITECTS**  
1600 EAST DIAMOND DRIVE TEMPE, ARIZONA 85283 (480) 431-5878  
PROJECT NUMBER: 2008018  
DATE: 22 NOV 2010



**VICINITY MAP**



**SITE PLAN KEY NOTES:**

- 1 EXISTING ONE STORY OFFICES/SHOWROOM AND SALES AREA
- 2 EXISTING ONE STORY (HIGH BAY) SERVICE BAYS WITH SOUTH FACING OH DOORS (OPTIONAL STORAGE AREAS)
- 3 EXISTING ONE STORY STORAGE AREA
- 4 EXISTING ONE STORY OPEN AIR METAL CANOPY AREA
- 5 EXISTING ONE STORY METAL SHED STORAGE BUILDING
- 6 EXISTING W.I. ROLLING SECURITY GATE AND TRACK ASSEMBLY MODIFIED TO BE OPEN FOR SCREENING YARD STORAGE
- 7 EXISTING ASPHALT PARKING AND MARKETING AREAS
- 8 EXISTING 6" CONCRETE CURBING (PERIMETER OF ASPHALT)
- 9 EXISTING LANDSCAPE AND RETENTION AREA
- 10 EXISTING D.G. OUTDOOR DISPLAY AREA (PREVIOUSLY USED FOR BOAT DISPLAY)
- 11 EXISTING CHAMBLAIN FENCING TO BE UPGRADED TO 6" HIGH CSU BRUSH ADJACENT PROPERTIES AND REDEVELOPED
- 12 EXISTING WAREHOUS SITE WALL
- 13 EXISTING OUTDOOR STORAGE AREA (SEA SURFACE)
- 14 EXISTING POLE MOUNTED SITE LIGHTING
- 15 EXISTING DOCK HIGH CONCRETE LOADING RAMP AND DOCK
- 16 RE-STRIPE EXISTING PARKING TO PROVIDE 3'-6" X 11' ADA PARKING SPACES, AISLES AND STORAGE
- 17 STRIPE EXISTING ASPHALT AREAS FOR ADDITIONAL PARKING
- 18 EXISTING W.I. OVER CSU SITE WALL TO BE MODIFIED TO BE OPEN FOR SCREENING YARD STORAGE
- 19 VERIFY EXISTING PARKING STALLS AND RE-STRIPE IF REQUIRED TO 3'-6" X 11' PARKING STALLS
- 20 LOCATION FOR 16 ADDITIONAL PARKING STALLS TO BE ADDED AT A FUTURE DATE (WHEN NEEDED)

**PROJECT NARRATIVE**

THIS FACILITY IS EXISTING AND WAS PREVIOUSLY DEVELOPED PRIOR TO ANNEXATION INTO THE CITY OF CHANDLER. AT SUCH, THE ZONING IS CURRENTLY AG-1. MESA LLC HAS ACQUIRED THIS PROPERTY AND DUE TO THE ZONING CLASS, ARE RESTRICTED BY THE USE OF THE CURRENT BUILDING AND OUTSIDE STORAGE. THE APPLICATION IS TO IDENTIFY ISSUES WHICH WILL CAUSE DELAY OR IMPACT THE REZONING OF THIS PARCEL TO MEET THE NATURE OF THE PROPERTY, WHICH IS OUTDOOR STORAGE, INDOOR STORAGE, SERVICE BAYS, OFFICE AND SHOWROOM AREAS.

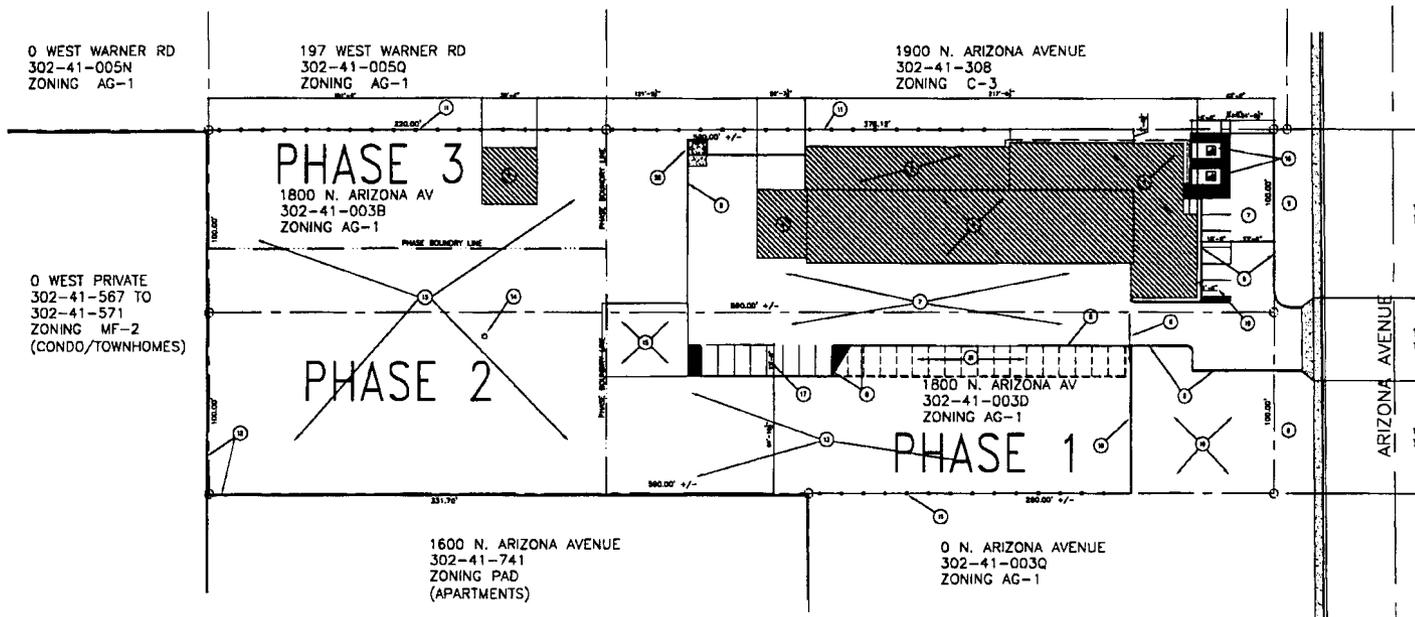
**SITE/KEY PLAN**

*PRELIMINARY  
not for construction*

PROPOSED REZONING FOR:  
**1800 NORTH ARIZONA AVENUE**

1800 NORTH ARIZONA AVENUE  
CHANDLER, ARIZONA





**PROJECT DATA**

OWNERSHIP: 1800 MAZA LLC  
 5833 EAST INDIAN SCHOOL ROAD  
 CHANDLER, ARIZONA 852018  
 TELE: 482-208-2338

PROJECT ADDRESS: 1800 NORTH ARIZONA AV  
 CHANDLER, ARIZONA

ARCHITECT: GRANT L OLDS ARCHITECTS...  
 1408 EAST DAMING DRIVE  
 TEMPE, ARIZONA 85283  
 TELE: 480-831-3478

BUILDING USE: SALES/OFFICE/SERVICE/STORAGE

ZONING: AG-1

OCCUPANCY: B/M1/F1/S1

CONSTRUCTION TYPE: M-N (EXISTING)

YEAR BUILT: UNKNOWN

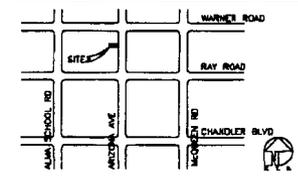
SITE AREAS: 2.71 ACRES

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 TOTAL SPACES PROVIDED = 18 SPACES  
 ADDITIONAL SPACES (FUTURE PHASE) = 18 SPACES  
 TOTAL SPACES PROVIDED = 34 SPACES

**GRANT L OLDS ARCHITECTS...**  
 1408 EAST DAMING DRIVE  
 TEMPE, ARIZONA 85283  
 TELE: 480-831-3478  
 PROJECT NUMBER: 20090118  
 DATE: 22 NOV. 2010

**VICINITY MAP**



**SITE PLAN KEY NOTES:**

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- ⑤ EXISTING ONE STORY METAL SHED STORAGE BUILDING
- ⑥ EXISTING W.I. ROLLING SECURITY GATE AND TRUCK ASSEMBLY MODIFIED TO BE UPGRADE FOR BOXTRAILER TRUCK STORAGE
- ⑦ EXISTING ASPHALT PARKING AND MANUEVERING AREAS
- ⑧ EXISTING 6" CONCRETE CURBING (PERIMETER OF ASPHALT)
- ⑨ EXISTING LANDSCAPE AND RETENTION AREA
- ⑩ EXISTING O.G. OUTDOOR DISPLAY AREA (PREVIOUSLY USED FOR BOAT DISPLAYS)
- ⑪ EXISTING CHAIRLIFT FENCING TO BE UPGRADED TO 6" HIGH CHU WHICH ADJACENT PROPERTIES ARE REDEVELOPED
- ⑫ EXISTING MANDATORY SITE WALL
- ⑬ EXISTING OUTDOOR STORAGE AREA (O&A SURFACE)
- ⑭ EXISTING POLE MOUNTED SITE LIGHTING
- ⑮ EXISTING DOCK HIGH CONCRETE LOADING RAMP AND DOCK
- ⑯ RE-STRIP EXISTING PARKING TO PROVIDE 8'-0"x14' ADA PARKING SPACES, ASBLS AND SIGNAGE
- ⑰ STRIPE EXISTING ASPHALT AREAS FOR ADDITIONAL PARKING
- ⑱ EXISTING W.I. OVER CHU SITE WALL TO BE MODIFIED TO BE SPACED FOR SCREENING TRUCK STORAGE
- ⑳ VERIFY EXISTING PARKING STALLS AND RE-STRIP IF REQUIRED TO 8'x18 PARKING STALLS
- ㉑ LOCATION FOR 18 ADDITIONAL PARKING STALLS TO BE ADDED AT A FUTURE DATE (WHEN NEEDED)

**PROJECT NARRATIVE**

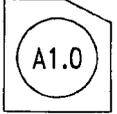
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**SITE/KEY PLAN**



*PRELIMINARY  
not for construction*

PROPOSED REZONING FOR:  
**1800 NORTH ARIZONA AVENUE**  
 1800 NORTH ARIZONA AVENUE  
 CHANDLER, ARIZONA





10 March 2011

City of Chandler – Rezoning

Re: 1800 North Arizona Ave (a.k.a. Tempe Marine)

**Rezoning Narrative:**

The existing facility was developed under Maricopa County standards prior to annexation by the City of Chandler. This existing site and facility are comprised of two parcels totally 2.71 acres of land. It was formerly occupied by Tempe Marine as a boat sales, display, supplies, services and office center. The site was purchased by NAZA, LLC in 2008.

The following improvements were initiated and completed by the new owners shortly after the purchase. The City of Chandler was aware of these improvements and the associated costs in reversing the blight of the neglected property.

- Painted the exterior of the building and minor flashing/siding/stucco repairs.
- Repaired and resurfaced the asphalt parking and maneuvering areas.
- Weed removal and refreshed the GSA areas of the rear storage yard.
- Remove the “home-made” shade structures.
- Restore the front retention basin to the original size and depth and remove the debris from the culverts.
- Remove and replace the non-functioning automatic landscape irrigation system.
- Remove and replace the dead and dying landscaping throughout the site and restore landscape areas, including new DG ground covering at all areas of the site.
- Rebuild the decorative CMU/Wrought Iron screen wall and replace the damaged rolling gate/track.

The costs of these improvements topped the \$200,000.00 budget. Unfortunately, the timing of these improvements coincided with the economic downturn, and the building has remained vacant. This vacancy has caused the loss of the non-conforming use and the zoning has reverted to AG-1. Therefore, we are making application to rezone this site to P.A.D. to restore the ability to entertain future tenants within this space.

Through the process of the Pre-Tech review process we have worked with staff and agreed to the following improvements.

#### FIRE DEPARTMENT

- Add fire sprinkler system to the existing facility, including the associated backflow, check valve, FDC, etc.
- Add an on-site hydrant, verify exact placement with Fire Department.
- The proposed fire line to be fed from the existing street hydrant so as to not require a new tap across Arizona Ave.

#### CIVIL ENGINEERING

- The City Engineer has agreed to waive the following requirements due to the existing nature of the site, and the historical conditions and continuity of similar uses (see the attached email correspondence.)
  1. Dispose of the necessary ROW so the alignment is uniform on Arizona Avenue.
  2. The existing retention basins located within the ROW shall be allowed to remain in place and as-is.
  3. No Grading and Drainage plan will be required provided no proposed work would require grading, drainage, and the site to remain unchanged.
  4. No erosion or sediment control plan will be required as long as there is no grading and drainage work proposed.

#### SITE PLANNING and LANDSCAPE

It is the Owner's intent to continue to improve this property as the economy improves and rental rates return. They have already made a substantial investment in this property referred to in the opening statement of this letter. Additional site improvements are to be phased in over time or we are requesting waivers of those items as follows...

- No additional parking other than the new striping indicated on the site plan. The Tenant for this building does not require or anticipate the need for more than 12 spaces (see attached Wolseley letter). Adding additional parking will require additional pavement and will trigger the Grading and Drainage that has been waived by the City Engineer.

PHASE I - To be completed within 18 months of approval on rezoning.

- Additional landscaping in front yard area to meet current street standards.
- Existing site wall and gate (half CMU and topped with wrought iron) to be modified to be opaque to a minimum height of 6'0".
- Provide a 6'0" Height (min.) standard gray CMU site wall along South boundary to replace existing chain link.

PHASE II - Timing is triggered by outside storage use of the area designated on plan as Phase II.

- Provide trees along property line wall which abuts adjacent residential to the South and West. Trees to be 12' tall and 20' on center (at time of planting).

PHASE III - Timing is triggered by outside storage use of the area designated on plan as Phase III.

- Provide a 6'0" Height (min.) Standard gray CMU site wall along North property line from the rear of this building to the West existing site wall.
- Provide trees along property line wall which abuts adjacent residential to the North and West. Trees to be 12' tall and 20' on center (at time of planting).

If I provide any additional information, please do not hesitate to call.

Cordially;

Grant Olds - Architect

T: 480-831-5678  
F: 480-831-8299  
C: 480-206-5677