

#5

MAY 12 2011

ORDINANCE NO. 4298

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED FOR RECREATIONAL, EDUCATIONAL, SOCIAL PROGRAMS AND OTHER YOUTH SERVICES (DVR11-0003 ICAN YOUTH FACILITY) 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 Planned Area Development (PAD) to PAD Amended to expand the list of permitted uses to include recreational, educational, social programs, and other youth services, subject to the following conditions:

1. Compliance with the original stipulations adopted by the City Council as Ordinance 1897, in case Z87-141 BOGLE BUSINESS PARK, except as modified by condition herein.

2. Compliance with the original stipulations adopted by the City Council as Ordinance 2014, in case Z88-094 BOGLE BUSINESS PARK, except as modified by condition herein.
3. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "ICAN Youth Facility Campus", kept on file in the City of Chandler Planning Services Division, in File No. DVR11-0003, except as modified by condition herein.
4. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
5. Approval by the Director of Transportation and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
6. 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.
7. 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.
8. 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.
9. The site shall be maintained in a clean and orderly manner.

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 Transportation & 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.

Ordinance No. 4298

Attachment 'A'

LEGAL DESCRIPTION

**LOT 11 of "AMENDED FINAL PLAT ICAN at
FOLLEY PARK"
CHANDLER, ARIZONA**

April 11, 2011
Job No. 2010-130
Page 1 of 1

THOSE PORTIONS OF LOT 11, LOT 12, LOT 13 AND TRACT "A" OF "BOGLE BUSINESS PARK" A FINAL PLAT RECORDED IN BOOK 326, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 11;

THENCE NORTH 89 DEGREES 55 MINUTES 44 SECONDS WEST, ALONG THE NORTH LINE OF SAID FINAL PLAT FOR "BOGLE BUSINESS PARK", A DISTANCE OF 40.29 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 06 DEGREES 46 MINUTES 57 SECONDS EAST, ALONG A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 11, A DISTANCE OF 224.04 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MORELOS STREET, BEING THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 11 DEGREES 55 MINUTES 53 SECONDS EAST, A RADIAL DISTANCE OF 670.22 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 31 MINUTES 05 SECONDS, A DISTANCE OF 228.31 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 58 DEGREES 33 MINUTES 02 SECONDS WEST, A DISTANCE OF 172.59 FEET;

THENCE NORTH 30 DEGREES 00 MINUTES 05 SECONDS WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 106.77 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 108.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 113 DEGREES 07 MINUTES 19 SECONDS, A DISTANCE OF 213.23 FEET;

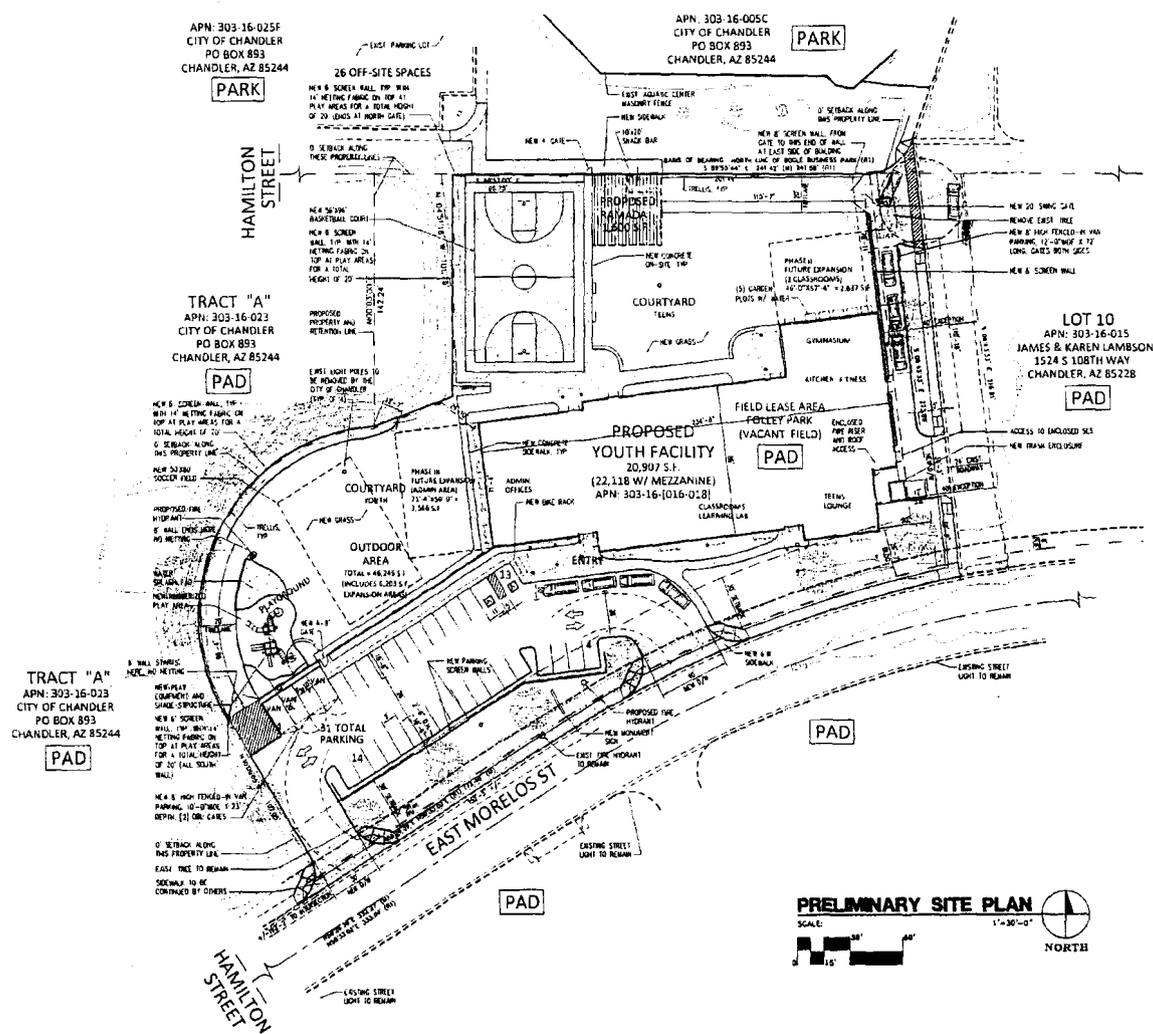
THENCE NORTH 83 DEGREES 07 MINUTES 14 SECONDS EAST, A DISTANCE OF 24.45 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 36.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87 DEGREES 58 MINUTES 30 SECONDS, A DISTANCE OF 55.28 FEET;

THENCE NORTH 04 DEGREES 51 MINUTES 16 SECONDS WEST, A DISTANCE OF 101.74 FEET TO THE NORTHERLY LINE OF SAID FINAL PLAT FOR "BOGLE BUSINESS PARK";

THENCE SOUTH 89 DEGREES 57 MINUTES 37 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 56.18 FEET;

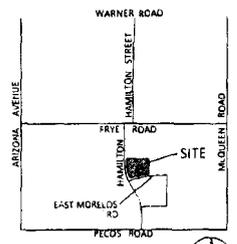
THENCE SOUTH 89 DEGREES 55 MINUTES 44 SECONDS EAST, A DISTANCE OF 201.29 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.



PRELIMINARY SITE PLAN
 SCALE: 1"=30'-0"
 NORTH

OWNER: CITY OF CHANDLER
 PROJECT: PROPOSED YOUTH FACILITY
 DATE: 01/07/11

PROJECT NARRATIVE
 THIS IS A PROJECT THAT WILL REPLACE THE CURRENT FACILITY FOR CAN IMPROVING CHANDLER AREA NEIGHBORHOODS IN THE CITY CENTER. ICAN IS A NON-PROFIT ORGANIZATION PROVIDING POSITIVE PROGRAMS FOR CHANDLER'S YOUTH. THE NEW 26,321 S.F. FACILITY (INCLUDES FUTURE PHASES) FOR ICAN WILL PROVIDE AFTER-SCHOOL AND SUMMER PROGRAMS FOR THE CITY OF CHANDLER'S AT-RISK CHILDREN AND WILL HOUSE CLASSROOMS, COMMUNAL SPACE, LEARNING CENTER, COMPUTER LAB AND A LIBRARY THAT WILL BE USED FOR A VARIETY OF EDUCATIONAL, HEALTH AND WELLNESS DEVELOPMENT PROGRAMS FOR CHILDREN BETWEEN THE AGE OF 6 TO 17 YEARS. THERE WILL BE AN ENCLOSED COURTYARD THAT WILL ACT AS A SAFE ZONE FOR CHILDREN TO PLAY IN A SECURE ENVIRONMENT. SUPPORT SPACES IN THIS FACILITY WILL INCLUDE ADMINISTRATIVE OFFICES, STORAGE AND KITCHEN FACILITIES.



VICINITY MAP
 N.T.S.

OWNER
ICAN
 CONTACT: CHRISTY MCCLENDON, MSW
 CHIEF EXECUTIVE OFFICER
 201 S. WASHINGTON STREET
 CHANDLER, ARIZONA 85225
 PHONE: 480.821.6207 EXT. 107
 FAX: 480.821.6742

ATTORNEY - ZONING
BURCH & CRACCHIOLO, P.A.
 CONTACT: M. BRENNAN BA
 702 EAST OSBORN, SUITE 200
 PHOENIX, ARIZONA 85014
 PHONE: 602.234.8794
 FAX: 602.850.9794

ARCHITECT
BOLLINGER CONSULTING ARCHITECTS
 CONTACT: KEVIN BOLLINGER, AIA, NCARB
 REGISTRATION NUMBER: 14338
 3428 EAST INDIAN SCHOOL
 PHOENIX, ARIZONA 85018
 PHONE: 602.957.9205
 FAX: 602.954.8577

CIVIL ENGINEER
ERICKSON & MEERS ENGINEERING, LLC
 CONTACT: JEFFREY S. ERICKSON, P.E.
 REGISTRATION NUMBER: 21580
 13444 N. 32ND STREET, SUITE 6
 PHOENIX, ARIZONA 85032
 PHONE: 602.568.5593
 FAX: 602.569.6493

SITE DATA

APN	303-16-016-018
EXISTING ZONING	PAD
PROPOSED LAND AREA (GROSS)	112,775 SF (2.77AC)
LAND AREA (NET)	110,965 SF (2.50AC)
BUILDING AREA TOTAL*	28,323 SF
% COVERAGE	26.36 (EXCL. MEZZ.)
PARKING REQUIRED**	57 SPACES
PARKING PROVIDED**	57 SPACES
PARKING PROVIDED INCLUDES:	
ACC. PARKING REQ'D.	3
ACC. PARKING PROVIDED	3
ADDD. BIKE PARKING	7
PARKING PROVIDED DOES NOT INCLUDE:	
VAN PARKING STORAGE	7
* BUILDING AREA WAS CALCULATED AS FOLLOWS:	
PHASE I (THIS PHASE W/ MEZZANINE & RAMMADA)	23,718 SF
PHASE II (FUTURE)	2,637 SF
PHASE III (FUTURE)	1,968 SF
BUILDING AREA TOTAL	28,323 SF

** PARKING REQUIRED WAS DETERMINED AS FOLLOWS:

ELEMENTARY/YR. HIGH:	1 SPACE PER CLASSROOM
7 CLASSROOMS	= 7 SPACES
HIGH SCHOOL: 1 SPACE/200 S.F.	
2,897/200	= 9.5 SPACES
OFFICE: 1 SPACE/100 S.F.	
4,591/200	= 23 SPACES
PHASE II: 1 SPACE PER CLASSROOM	
3 CLASSROOMS	= 3 SPACES
PHASE III: 1 SPACE/200 S.F.	
80% OF 3,566 SF = 2,853 SF/200 = 14.3 SPACES	
TOTAL	= 57 SPACES

*** PARKING PROVIDED DETERMINED AS FOLLOWS:

ON-SITE SPACES	33
OFF-SITE (SHARED W/ PARKS & RECS)	26
PARKING SPACES PROVIDED TOTAL	57
2 ACC. SPACES PROVIDED ON-SITE	
1 ACC. SPACE TO BE PROVIDED OFF-SITE	

PROJECT NAME:
ICAN: POSITIVE PROGRAMS FOR CHANDLER'S YOUTH
 N.E.C. OF HAMILTON ST. & MORELOS ST.
 FOLLEY PARK, CHANDLER, ARIZONA 85225



OWNER: ICAN
 ARCHITECT: BOLLINGER CONSULTING ARCHITECTS, INC.
 ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT
 3428 E. INDIAN SCHOOL RD
 PHOENIX, ARIZONA 85018
 TEL: (602) 857-9205 FAX: (602) 854-8577

PRELIMINARY SITE PLAN

REVISIONS	SCALE: 1"=30'-0"
	DATE: 01/07/11
	JOB #: 138110

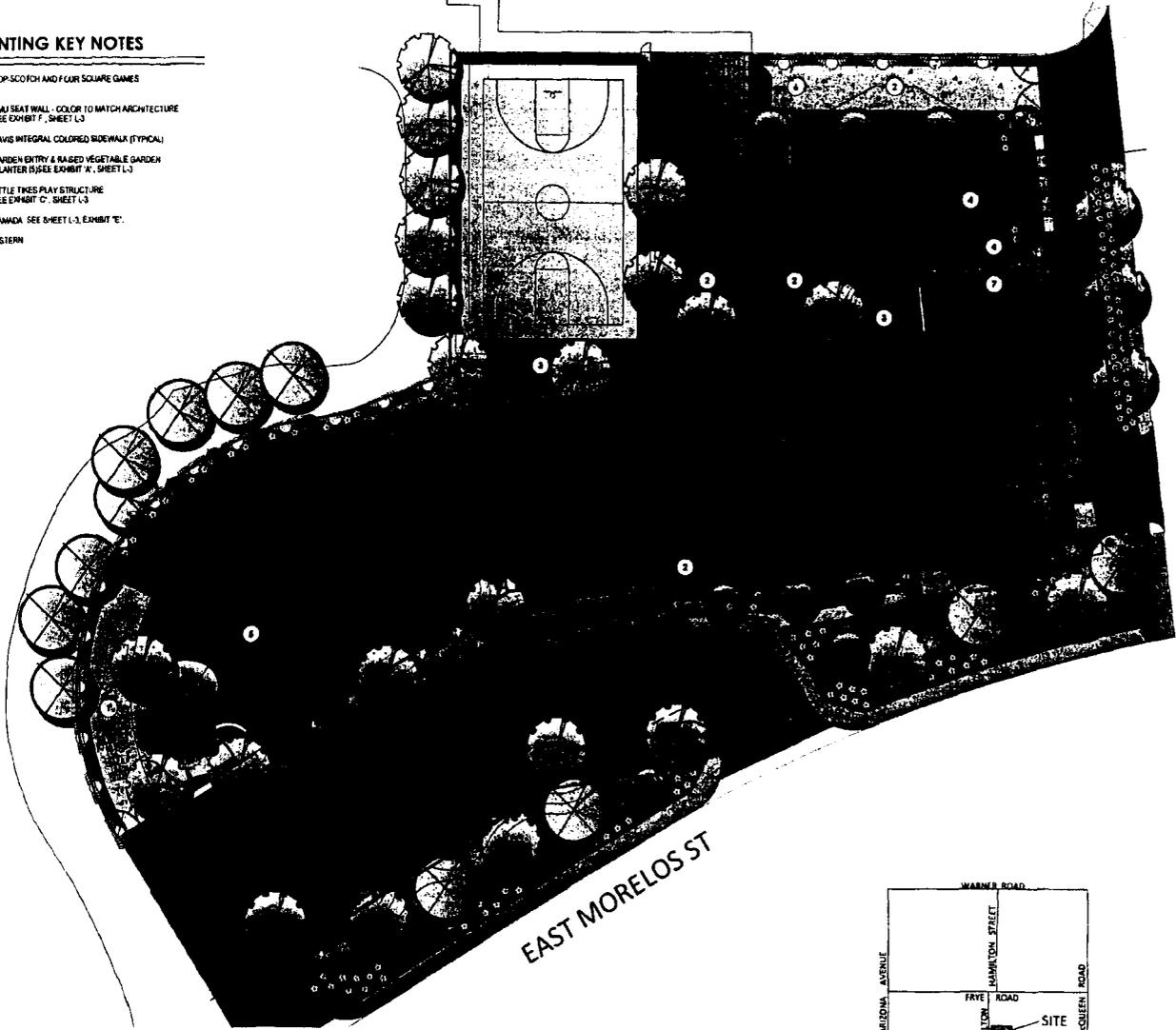
SCHEMATIC DESIGN SHEET:
 DESIGN DEVELOPMENT SHEET:
 CONST. DOCUMENTS SHEET:
 BID/PRICING PACKAGE SHEET:
 CONSTRUCTION ISSUES SHEET:

A1
 OF SHEETS

EXHIBIT 2

PLANTING KEY NOTES

- 1 HOP SCOTCH AND FERN SQUARE GAMES
- 2 CHAI SEAT WALL - COLOR TO MATCH ARCHITECTURE SEE EXHIBIT 'F', SHEET L-3
- 3 DAVIDS INTEGRAL COLORED BUGHAIR (TYPICAL)
- 4 GARDEN ENTRY & RAISED VEGETABLE GARDEN PLANTER (SEE EXHIBIT 'X', SHEET L-3)
- 5 LITTLE TIKES PLAY STRUCTURE SEE EXHIBIT 'C', SHEET L-3
- 6 RAMADA SEE SHEET L-3, EXHIBIT 'E'
- 7 CISTERN



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
(Circle with crosshairs)	EXISTING TREE	VARES
(Circle with diagonal lines)	CAESALPINA CACALACO 'SMOOTH'	THORNLESS CASCALOTE
(Circle with horizontal lines)	DALBERGIA SISOOO	SISOOO TREE
(Circle with vertical lines)	ULMUS PARVIFLUA	EVERGREEN ELM
SHRUBS		
(Circle with dots)	RUSSELLIA EQUISETIFORMIS	CORAL FOUNTAIN
(Circle with horizontal lines)	TECOMA ALATA	ORANGE JARBLEE
(Circle with vertical lines)	TECOMA STANS	YELLOW BELLS
ACCENTS		
(Circle with dots)	DASYLIRION QUADRANGULATUM	MEXICAN GRASS TREE
(Circle with dots)	DASYLIRION WHEELERI	DESERT SPOON
(Circle with asterisk)	HESPERALOE FURIFERA	GIANT HESPERALOE
(Circle with dots)	HESPERALOE PARVIFLORA	RED YUCCA
GROUND COVER		
(Circle with dots)	SETCREASEA PALLIDA	PURPLE HEART PLANT
(Circle with asterisk)	TYTIDOPHYLLA PENTACHMETA	GOLDEN OYSSODIA
VINES		
(Circle with dots)	MACADAMEA LINGUIS-CATI	CATS CLAW VINE

PINNACLE DESIGN, INC

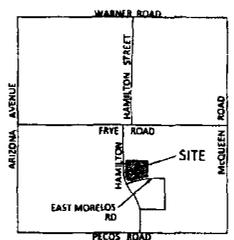
1048 N. 46th Street
 Suite 202 • Phoenix, AZ 85018
 602.957.9200 • Fax: 602.954-9577
 Job # 10058

PROJECT NAME:
ICAN: POSITIVE PROGRAMS FOR CHANDLER'S YOUTH
 N.E.C. OF HAMILTON ST. & MORELOS ST.
 FOLLEY PARK, CHANDLER, ARIZONA 85225

bca
 BOLLINGER CONSULTING ARCHITECTS, INC.
 Architecture Planning Interiors Project Management
 3428 E. Indian School Rd
 Phoenix, Arizona 85018
 Tel: (602) 957-9200 Fax: (602) 954-9577

PRELIMINARY LANDSCAPE PLAN

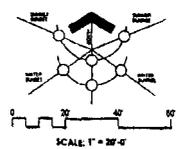
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	DATE: 01/07/11
	JOB #: 10058
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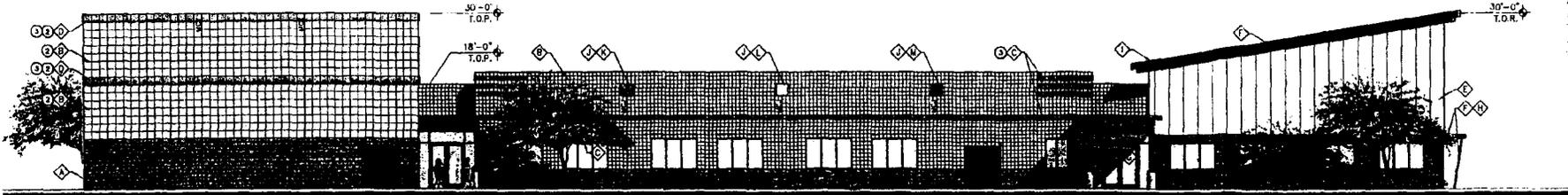
KEY MAP



NOT TO SCALE



CONTRACTOR OF RECORD FOR THE PROJECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT...



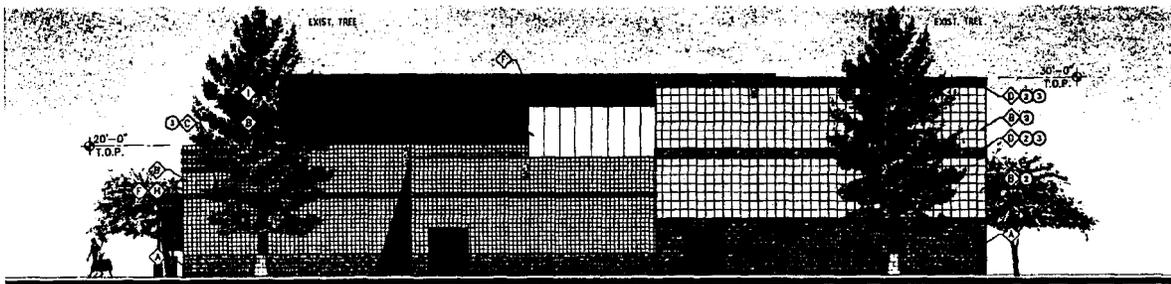
PRELIMINARY NORTH ELEVATIONS

SCALE: 1/8" = 1'-0"



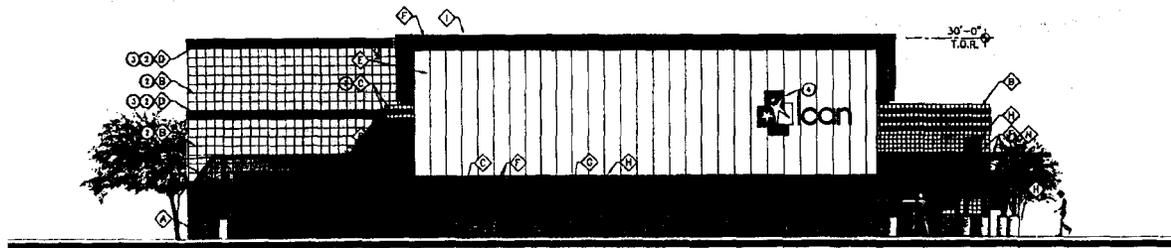
PRELIMINARY SOUTH ELEVATIONS

SCALE: 1/8" = 1'-0"



PRELIMINARY EAST ELEVATIONS

SCALE: 1/8" = 1'-0"



PRELIMINARY WEST ELEVATIONS

SCALE: 1/8" = 1'-0"

COLOR & MATERIALS

◆ SUPERLITE BLOCK (8"X16"X16" CMU)	SPLIT-FACE	PAINTED TO MATCH SUPERLITE "WOODA BROWN"
◆ SUPERLITE BLOCK (8"X16"X16" CMU)	CENTER-SOURCE	PAINTED TO MATCH SUPERLITE "PURPLE HAZE"
◆ SUPERLITE BLOCK (8"X16"X16" CMU)	CENTER-SOURCE	PAINTED TO MATCH SUPERLITE "WOODA BROWN"
◆ SUPERLITE BLOCK (8"X16"X16" CMU)	CENTER-SOURCE	PAINTED TO MATCH SUPERLITE "WOODA BROWN"
◆ ALUM. COMPOSITE PANEL	30" WIDE PANELS	OFF-WHITE PRE-FINISH
◆ EXPOSED STEEL, ANCHORS AND THIM		PAINTED TO MATCH DUNN EDWARDS DER330 "CHARCOAL SHADGE"
◆ 2"X6" STEEL FRAME WINDOW SYSTEM		PREPARED TO MATCH DUNN EDWARDS DER330 "CHARCOAL SHADGE" WITH 1" INSULATED GLASS PANE CLEAR GLAZING
◆ METAL SCREEN	PERFORATED	PRE-FINISH CLEAR ANODIZED ALUM.
◆ METAL ROOF	BERNAGE	HIGH SEAM TEE-PANEL PRE-FINISH "CHARCOAL GREY"
◆ OFFSET METAL ACCENT	CUVISION	PRE-FINISH
◆ ACCENT COLOR #1	T.B.D.	"CAN BLUE", T.B.D.
◆ ACCENT COLOR #2	T.B.D.	"CAN GREEN", T.B.D.
◆ ACCENT COLOR #3	T.B.D.	"CAN RED", T.B.D.

NOTES: 1. PAINT ALL UTILITIES TO MATCH ADJACENT COLOR ON BUILDING.
 2. FILL AND BANE JOINTS IN 16"X16" PATTERNS AS SHOWN.
 3. USE 10" WIDE BLOCK, OFFSET TO OUTSIDE.
 4. PROPOSED BUILDING SHADGE, SEE S&P PACKAGE.
 5. CONTRACTOR TO PREPARE ONE (1) PAINTED MOCK-UP PANEL FOR ARCHITECT AND OWNERS REVIEW AND APPROVAL.

PROJECT NAME:
ICAN: POSITIVE PROGRAMS FOR CHANDLER'S YOUTH
 N.E.C. OF HAMILTON ST. & MORELOS ST.
 FOLLEY PARK, CHANDLER, ARIZONA 85226



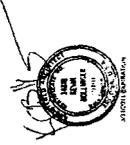
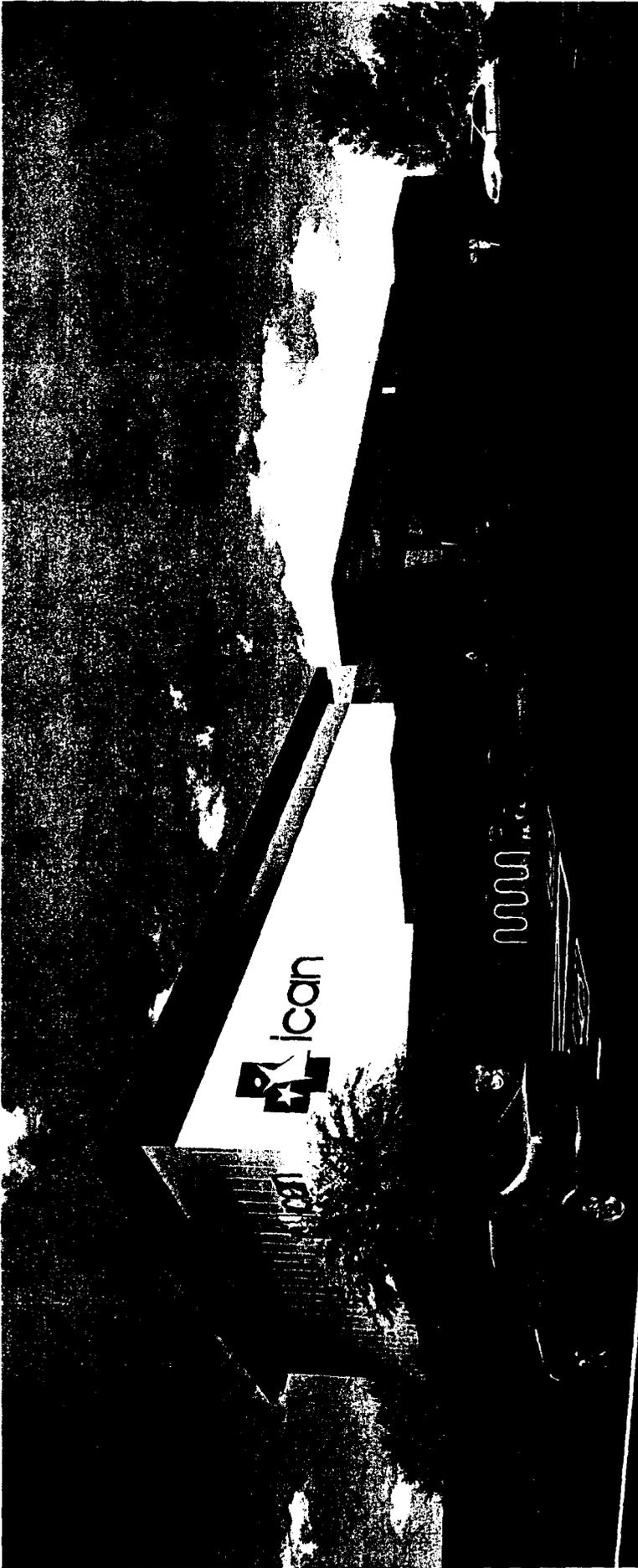
DNES 3-9-98
 BOLLINGER CONSULTING ARCHITECTS, INC.
 Architecture Planning Interiors Project Management
 3426 E. Indian School Rd
 Phoenix, Arizona 85018
 Tele: (602) 857-9205 Fax: (602) 854-8577

BUILDING ELEVATIONS
 REVISIONS:
 SCALE: 1/8" = 1'-0"
 DATE: 01/07/11
 JOB #: 138110

□ SCHEMATIC DESIGN
 □ DESIGN DEVELOPMENT
 □ CONST. DOCUMENTS
 □ BID/PRICING PACKAGE
 □ CONSTRUCTION ISSUE

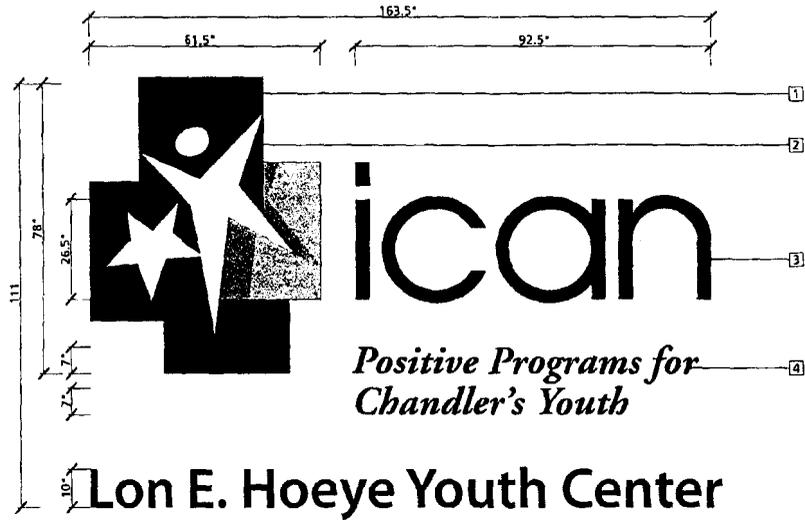
SHEET
A32
 OF SHEETS
EXHIBIT 6

OWNERSHIP OF DOCUMENTS: The Architect shall retain ownership of the design documents and shall be responsible for their protection. The Client shall not be permitted to reproduce or use the design documents for any other project without the written consent of the Architect.



ICAN: POSITIVE PROGRAMS FOR CHANDLER'S YOUTH
 FAILEY PARK, CHANDLER, ARIZONA 85225
BOLLINGER CONSULTING ARCHITECTS, INC. ICAN: Positive Programs for Chandler's Youth
 Architecture • Planning • Interior • Public Management
 3412 West Indian School Road, Phoenix, AZ 85017





Gretchen Cherrill,
Owner / Designer

1205 North Miller Road
Tempe, Arizona 85281
480.966.6565
480.966.5668(f)
signs@airparksigns.com

JG | GC Drawing Date: 03-23-11

ican
Building Mounted ID.cdr
N.E.C. of Hamilton St. & Morelos St.
Folley Park
Chandler, AZ 85255

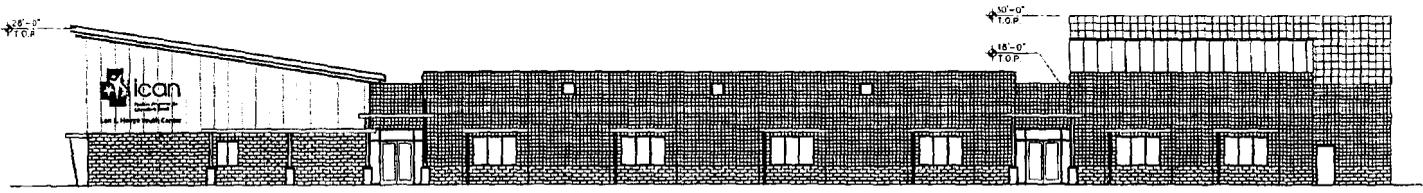


Building Mounted ID
Scale: 1" = 30"

SPECIFICATIONS

- 1 Reverse pan channel logo with 4" returns, painted to match logo standard colors. Non-illuminated.
- 2 Star and figure FCO aluminum painted white. Mounted with spacers for a 1" float from logo.
- 3 Reverse pan channel letters with 4", painted blue to match logo standard colors. Non-illuminated.
- 4 .25" FCO aluminum letters painted red to match logo standard colors.

Note: Logo is 61 sq. feet



South Elevation (Preliminary)
Scale: 1" = 40"

West Elevation (Preliminary)
Scale: 1" = 40"

Notes:

Scale:

Revisions:





Gretchen Cherrill,
Owner / Designer

1205 North Miller Road
Tempe, Arizona 85281
480.966.6565
480.966.5668(f)
signs@airparksigns.com

JG | MF | Drawing Date: 03-23-11

ASU Instructional Kitchen

Printed Wall Graphics.cdr
Tempe, AZ



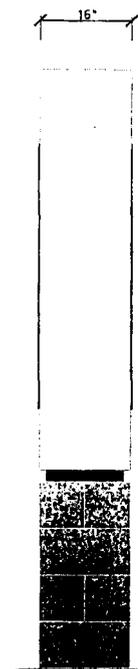
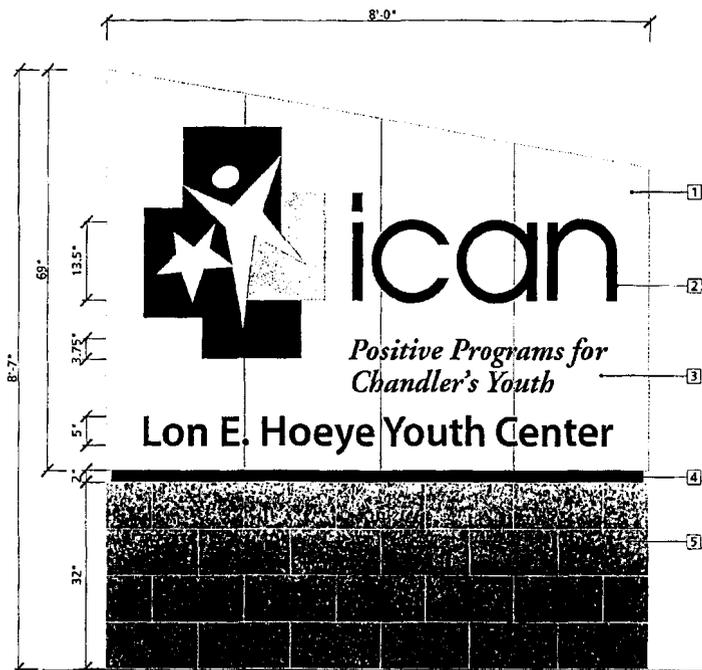
NOTES: Printed vinyl graphics applied
to wall in test kitchen

Scale: Not to scale

Revisions:

Added new photos to set 01-06-11

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CAN BE FOUND AT: www.airparksigns.com
AIR PARKS SIGNAGE, INC. 1205 NORTH MILLER ROAD
TEMPE, ARIZONA 85281
480.966.6565
480.966.5668(f)
signs@airparksigns.com



Monument Sign (Double - Sided)

Scale: 1" = 20"

SPECIFICATIONS

- 1 .125" aluminum cabinet with routed 'seams'. Painted off-white to match building. Non-illuminated.
- 2 .25" FCO aluminum logo painted to match logo standard colors, mounted flush.
- 3 .125" #FCO aluminum letters painted red to match logo standard color
- 4 2" x 1" reveal painted blue to match logo standard colors.
- 5 Split-face CMU to match building.

ORDINANCE NO. 1897

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL OF LAND FROM I-2 TO P.A.D. WITH CONCEPTUAL PLAN (Z87-141 BOGLE BUSINESS PARK) 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 daily newspaper of 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, public hearings were held by the Planning and Zoning Commission and the City Council as required by the Zoning Code;

NOW, THEREFORE, BE IT ORDAINED BY THE City Council of the City of Chandler, Arizona, as follows:

SECTION 1. Legal description of property:

A portion of the south half of Section 34, Township 1 South, Range 5 East, G. & S. R. B. & M., Maricopa County, Arizona, more particularly described as follows:

The south half of the southeast quarter of said Section 34, except the east 2040 feet thereof. And the southeast quarter of the southwest quarter of said Section 34 lying east of a line that is situated 40 feet east of, and parallel with, the centerline of the Southern Pacific railroad tracks.

Comprising approximately 54.5 acres, and subject to all easements of record.

Said parcel is hereby rezoned from I-2 to PAD Conceptual Plan subject to the conditions set forth as follows:

1. Substantial conformance with Exhibits A through C.
2. Dedication of half street right-of-way of 65 feet for Pecos Road.

3. Business uses allowed within parcels as delineated and described on Exhibit A, Preliminary Site Plan Bogle Business Park, shall be limited to those which may be characterized by one or more of the following criteria:
 - a. Provides a support service or product which meets the everyday user needs of industrial development and their employees, such as day-care, banking, food services (including sit-down and drive-through restaurants), printing services, computer stores, office supply, stationery shops, delivery services, data processing, barber and beauty shops, travel agencies, health clubs, dry cleaners and laundering, photographer, training centers for personal health, fitness, or vocation, but excluding motor vehicle repairs.
 - b. Showroom retail for the stocking and display of bulk items, such as furniture, home improvements, and home furnishings; landscape supply; machinery and equipment for sale or lease, and the like, all of which are completely enclosed within buildings with no outdoor storage or display of any kind.
 - c. General office as a primary use, excluding medical or dental, and characterized by low daily customer contact.
 - d. H type occupancies, as defined by the Chandler Building Code, are prohibited.
4. Convenience commercial uses, such as grocery, liquor, bakery, delicatessen, video, drug store, and like, all of which are completely enclosed within buildings with no outdoor storage or display of any kind, may be considered for the area designated on Exhibit A, Preliminary Site Plan Bogle Business Park, subject to the Chandler Convenience Commercial Policy.
5. Industrial uses allowed within the Bogle Business Park shall be limited to those uses permitted by the Chandler Zoning Code within I-2 and I-1 Industrial Zoning districts subject to the further limitations regarding their location, distribution, and prohibition of H type occupancies as delineated and defined on Exhibit A, Preliminary Site Plan Bogle Business Park.

6. Substantial completion of subdivision infrastructure within two years of the effective date of the Ordinance adopting this rezoning or the zoning shall revert to I-2.

(Z87-141 Bogle Business Park

SECTION 2. Except where provided, nothing contained herein shall be construed to be an abridgement of any other ordinance of the City of Chandler.

SECTION 3. The Department of Planning and Development of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 22nd day of October, 1987.

ATTEST:

Carolyn Dean
DEPUTY CITY CLERK

John B. Breaux
MAYOR

PASSED AND ADOPTED by the City Council this 5th day of November, 1987.

ATTEST:

Carolyn Dean
DEPUTY CITY CLERK

John B. Breaux
MAYOR

C E R T I F I C A T I O N

I HEREBY CERTIFY that the above and foregoing Ordinance No. 1897 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 5th day of November, 1987, and that a quorum was present thereat.

Carolyn Susan
DEPUTY CITY CLERK

APPROVED AS TO FORM:

Dorleen R George
CITY ATTORNEY

PUBLISHED:

ORDINANCE NO. 2014

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING ORDINANCE NO. 1897 RELATING TO REZONING FOR CERTAIN PROPERTIES (Z88-094 BOGLE BUSINESS PARK) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, City Council under the provision of Article II, Section 2.13(i) may repeal or amend any ordinance previously adopted; and

WHEREAS, the City Council of the City of Chandler at its regular meeting of November 5, 1987, did adopt Ordinance No. 1987; it now being their desire to amend Ordinance No. 1987; and

WHEREAS, the application has been published in a local paper of 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 properties at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission on September 7, 1988, as required by the Zoning Code;

NOW, THEREFORE, BE IT ORDAINED BY THE City Council of the City of Chandler as follows:

SECTION 1. Condition 3.c of Ordinance No. 1987 is hereby amended to read as follows:

c. General office, including medical or dental, as a primary use.

SECTION 2. Except where provided, nothing contained herein shall be construed to be an abridgement of any other ordinance of the City of Chandler.

SECTION 3. The Department of Planning & Development of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this ___ day of _____, 19__.

ATTEST:

DEPUTY CITY CLERK

MAYOR

ORDINANCE NO. 2014

Page 2

PASSED AND ADOPTED by the City Council this _____ day of _____, 19____.

ATTEST:

DEPUTY CITY CLERK

MAYOR

C E R T I F I C A T I O N

I HEREBY CERTIFY that the above and foregoing Ordinance No. 2014 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 19____, and that a quorum was present thereat.

APPROVED AS TO FORM:



CITY ATTORNEY

DEPUTY CITY CLERK

PUBLISHED: