



**MEMORANDUM                      Transportation & Development – CC Memo No. 11-058**

**DATE:**            MAY 19, 2011

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            RICH DLUGAS, CITY MANAGER *RD*  
                          PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*  
                          R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*  
                          JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                          KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            BILL DERMODY, SENIOR CITY PLANNER *BD*

**SUBJECT:**        DVR11-0004 RED ROCK BUSINESS PLAZA  
                          Introduction and tentative adoption of Ordinance No. 4312

Request:            Rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended to expand the list of permitted uses

Location:           Northeast corner of Wright Drive and Germann Road (Approximately ¼ mile east of the northeast corner of Cooper and Germann Roads)

Applicant:           Pat Jones, Mark IV Capital

Project Info:        14-acre site, three single-story flex-multi-tenant office/industrial/recreation buildings, 133,142 total building square footage

**RECOMMENDATION**

Planning Commission and Staff, finding consistency with the General Plan and Airpark Area Plan, recommend approval of the PAD zoning amendment.

**BACKGROUND**

The request is for rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended to expand the list of permitted uses within the zoning district for a 14-acre multi-tenant development at the northeast corner of Wright Drive and Germann Road. The list of permitted uses was expanded once before in 2008 to accommodate “family

recreational” uses (e.g. gymnastics and bounce facilities) in addition to the previously allowed industrial/office/showroom uses. The subject request would add a wide variety of uses in an attempt to best position this mostly-vacant development for economic recovery.

The subject site is part of the 245-acre Chandler Airport Center, master planned employment center that flanks both sides of Cooper Road south of the Santan Freeway (Loop 202). The Chandler Airport Center received conceptual zoning approval in 2005. The master plan originally established the subject site for office, showroom, and light industrial uses. Adjacent to the north and northwest are vacant sites with that same zoning designation. To the east and west are projects also originally designated for office/industrial/showroom uses, but with additional uses such as family recreation and adult education added through subsequent rezonings. South across Germann Road is vacant land designated for office, light industrial, and hangar uses.

A Preliminary Development Plan (PDP) was approved in April 2007 for the subject 14-acre site. The PDP identified three single-story flex office/industrial buildings totaling approximately 133,000 square-feet. Sufficient parking is provided to accommodate a 50% Office - 50% Industrial build out. Additional striping behind suites that do not require loading docks could provide for potentially over 100 additional spaces and allow increased non-industrial occupancies (whether office, showroom, or other). The subject request is for additional uses only and is not a request for relief from parking requirements. Available parking and applicable parking regulations will continue to guide the amount of allowable non-industrial uses in the project.

The application requests to add a variety of specified retail and service uses that might seek a quasi-industrial environment, with its lower traffic, higher ceilings, and roll-up service doors, rather than a traditional retail center setting. Many of the uses might also seek to locate adjacent to uses already existing in the development. The full list of requested uses is among the memo attachments. Examples of requested uses include a paint store, pool supply, an art studio, church, automotive accessories, vehicle sales (indoor display only), and physical therapy.

### **DISCUSSION**

Planning Commission and Staff support the rezoning, finding that the requested uses are compatible in this mixed-use business park and that many of the uses would have difficulty locating in a typical retail shopping center. Concerns aired during previous rezoning cases about hazardous materials and truck traffic potentially produced by industrial tenants are largely dissipated in this case by the existing public assembly uses, plus Building Code and Fire Code protections, which serve to control the industrial uses that might locate here. Some of the requested uses, such as pool supply or bulk supplies, are similar in impact to uses already approved—arguably these new uses might already be allowed, though this rezoning increases certainty in that regard for both city and property owner. No shared parking consideration is being requested by the subject application and so any tenant would have to meet the normal code requirements for parking provision. Also, there are no changes to the approved PDP that would allow unscreened outdoor storage, external display of motor vehicles, or any other site plan changes that might be considered detrimental.

**PLANNING COMMISSION VOTE REPORT**

Motion to approve:

In Favor: 6    Opposed: 0    Absent: 1 (Baron)

Commission added Condition No. 3 to remove the church use from the list of uses to be approved. Conversation involved the idea that church uses should come back under a separate request when the user is known to allow better analysis of parking issues.

**AIRPORT RECOMMENDATION**

The Airport Commission reviewed the zoning request in accordance with the Airport Conflicts Evaluation Process. The Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission found that no airport conflicts exist with this application.

**PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on April 28, 2011 at the Chandler Municipal Airport. No citizens attended.
- As of this writing, Staff is not aware of any opposition.

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of rezoning in case DVR11-0004 RED ROCK BUSINESS PLAZA subject to the following conditions:

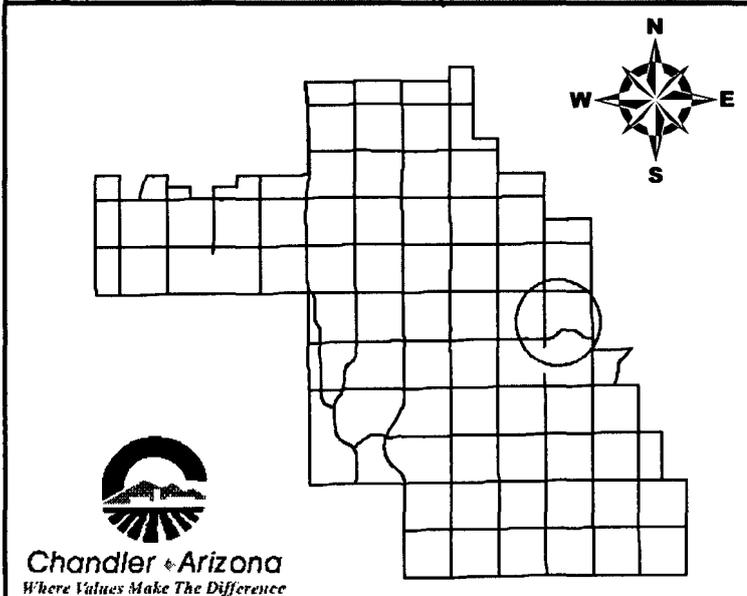
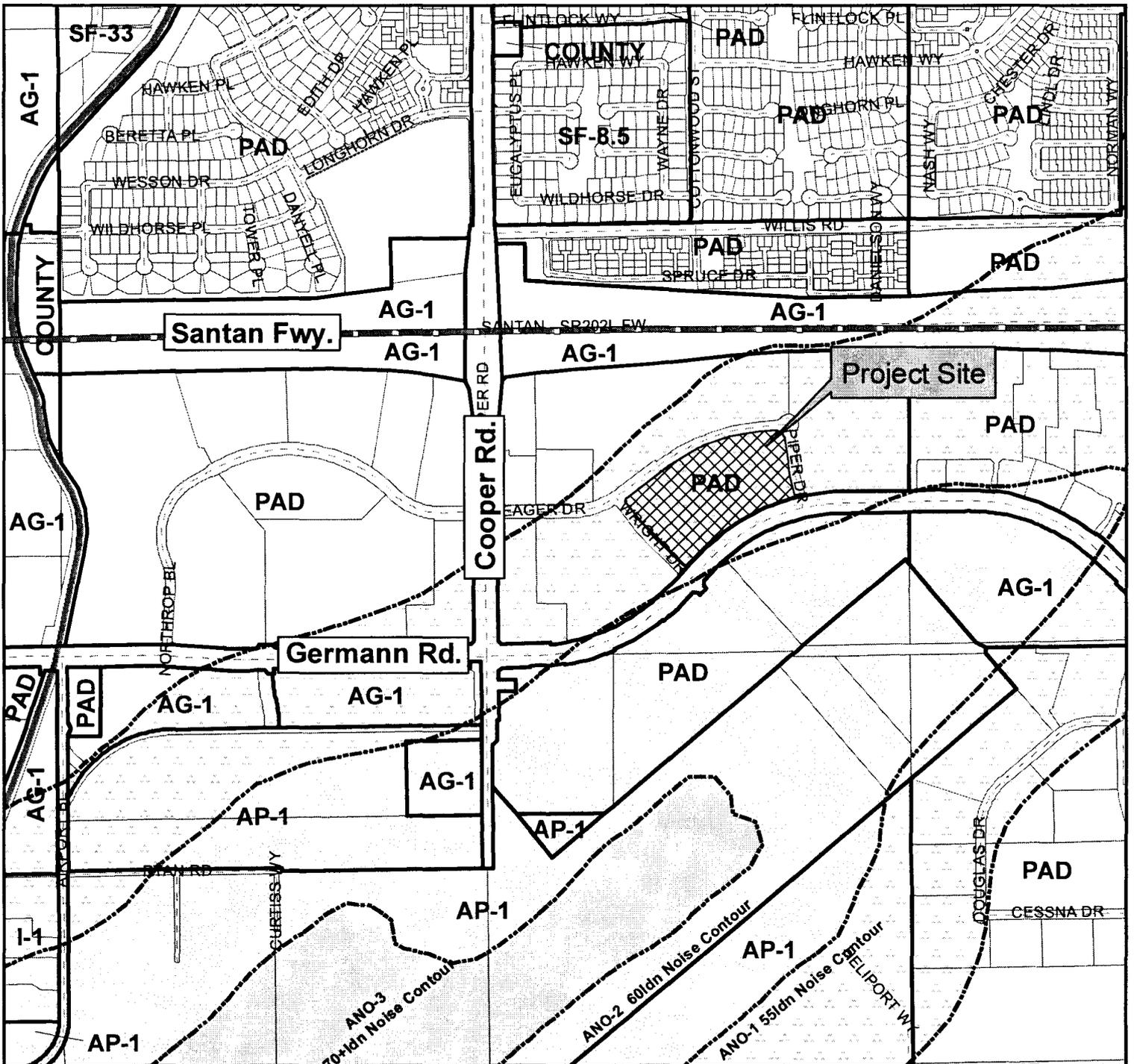
1. Development shall be in substantial conformance with the application materials, except as modified by conditions herein.
2. Compliance with the conditions adopted by City Council through Ordinance No. 4072, in case DVR07-0058 Red Rock Business Plaza, except as modified by the subject application and conditions herein.
3. The church use requested in the application materials is not approved by this rezoning. Such use requires separate rezoning or Use Permit approval.

**PROPOSED MOTION**

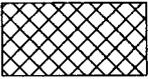
Move to introduce and tentatively adopt Ordinance No. 4312 approving rezoning in DVR11-0004 RED ROCK BUSINESS PLAZA subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Narrative
4. Ordinance No. 4072
5. Ordinance No. 3673
6. Ordinance No. 4312



## Vicinity Map


DVR11-0004

### Red Rock Business Plaza

CITY OF CHANDLER 2/8/2011



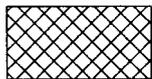
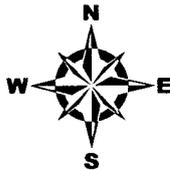
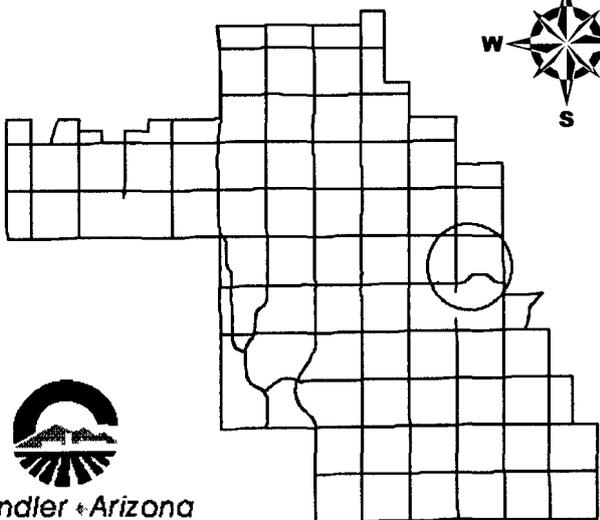
Project Site

Santan Fwy.

Cooper Rd.

Germann Rd.

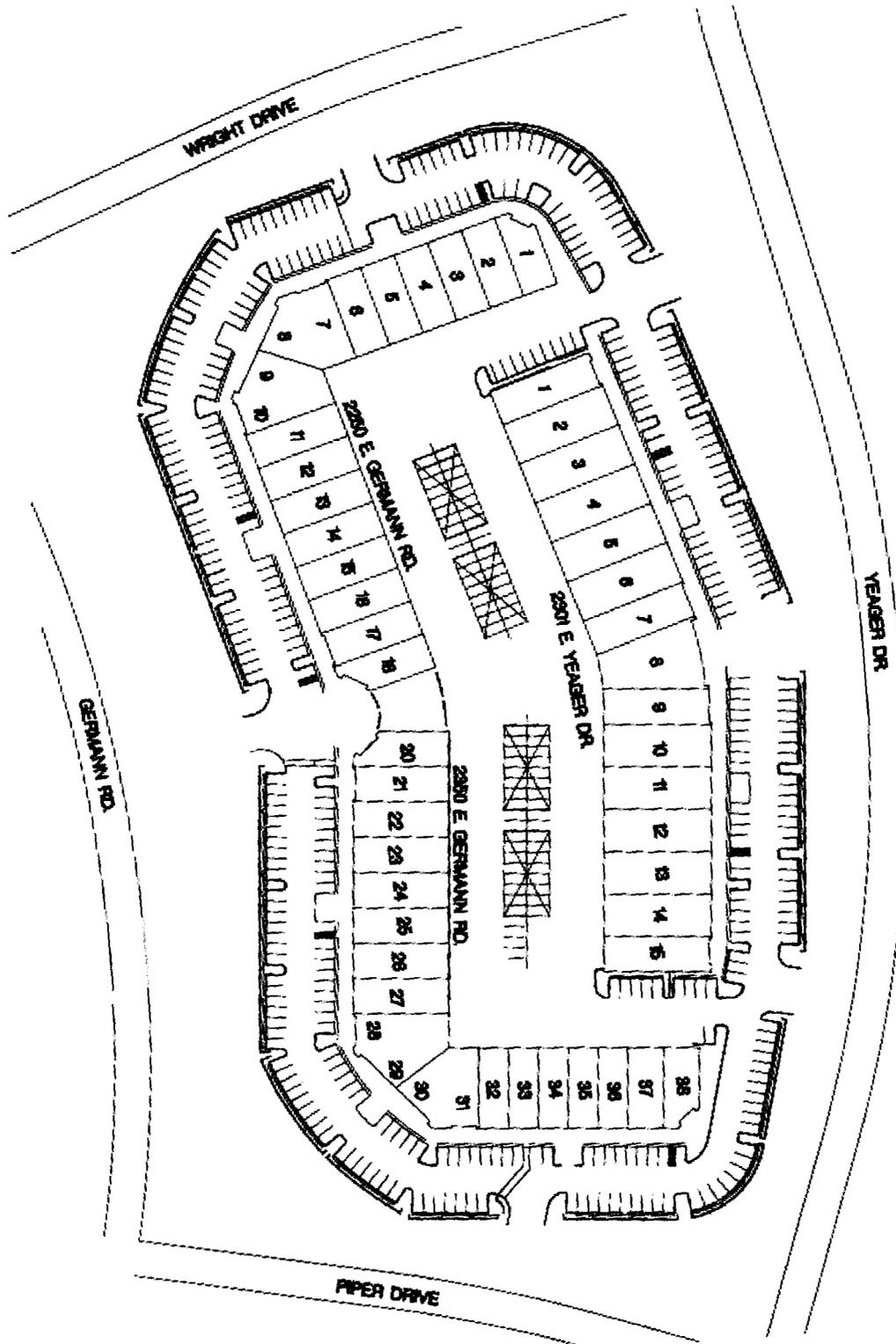
### Vicinity Map



DVR11-0004

Red Rock Business Plaza

Site Plan:



# Memo



**To:** Chandler Planning and Development Department  
**From:** Mark IV Capital  
**Date:** April 13, 2011  
**Re:** Rezoning Application

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## Property Overview:

2301 East Yeager Drive	50,470 square feet
2250 East Germann Road	42,007 square feet
2350 East Germann Road	42,021 square feet
<b>TOTAL</b>	<b>134,497 square feet</b>

## Landscaping theme/design:

Desert landscaping aesthetic similar to projects within the Chandler Airpark Center.

## Parking:

Actual: 3.47:1,000 square feet  
467 parking stalls

Potential\*: 4.46:1,000 square feet  
600 parking stalls

*\*Potential parking includes the striping of additional spaces along the backside of buildings*

## Zoning:

PAD - Light Industrial and Office with specific family recreational uses

**Narrative:**

On May 22, 2008 Red Rock Business Plaza received an amendment to its zoning ordinance to include the following use:

- Family Recreational – Uses such as bounce facilities, gymnastics, rock climbing, cheerleading, toddler gyms, and similar uses.
  - Uses such as theaters are not allowed

Mark IV Capital's goal for Red Rock Business Plaza is to create a dynamic project that brings new jobs to Chandler and creates a desirable community for its residents. Due to the protracted economic downturn, Mark IV Capital has struggled to accomplish this goal within the current zoning allowances for Red Rock Business Plaza. Mark IV Capital is requesting an expansion of uses for Red Rock Business Plaza in order for it to better attract businesses. Mark IV Capital believes that by adding the uses listed below, Red Rock Business Plaza will attract businesses that would not normally choose Chandler for its location, thereby increasing the city's standing and economic footprint within Phoenix. Mark IV Capital respectfully requests the following uses for Red Rock Business Plaza:

- Public Assembly throughout entire project
- Retail Showroom throughout entire project
  - EXAMPLES:
  - Alarm company
  - Pool supply
  - Plumbing supply
  - Paint store
  - Window blind or shutter store
  - Tile store
  - Carpet store
  - Lighting store (lightbulbs, fixtures)
  - Printer, reprographics and copy shop
  - Hardware, industrial supply (Grainger/Fastenal)
  - Sign store
  - Luggage
  - Interior framing
  - Granite store
  - Architect / Interior Designer
  - Art Gallery
  - Photography Studio
  - Art Studio
  - Furniture store
  - BBQ and patio furniture
  - Mattress showroom
  - Safe company
  - household appliance showroom (vacuum, washer & dryer, etc)
  - Art supply and frame store
- Church
- Travel Agency
- Bulk Supplies
- Bakery (goods baked and sold on premises and/or for off-site distribution)

- Electronics repair and supply
- Automotive accessories and installation
- Vehicle sales (indoor display only)
  - Electric
  - Golf Cart
  - Automobile
  - Motorcycle, scooter, dune buggy
- Adult Education
  - Physical Therapy
  - Sale of physical therapy equipment as well as orthopedic braces, artificial limbs
  - Sale of exercise equipment
- Gymnastics – light recreational
  - Yoga
  - Pilates
- General Service Uses
  - Locksmith
  - Alterations
  - Cobbler
  - Luggage Repair
  - Upholsterer

**ORDINANCE NO. 4072**

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 PAD AMENDED (DVR07-0058 RED ROCK BUSINESS PLAZA) 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 subject to the following conditions:

1. Development shall be in substantial conformance with the application materials, except as modified by conditions herein.
2. Compliance with the original conditions adopted by City Council through Ordinance No. 3673, in case DVR04-0037 Chandler Airport Center, except as modified by the subject application and conditions herein.
3. "Family recreational" uses such as bounce facilities, gymnastics, rock climbing, cheerleading, toddler gyms, and similar uses shall be allowed. Other public assembly uses such as theaters and schools shall not be allowed.
4. No "family recreational" uses shall have their entrance on the endcap suites adjacent to the truck aisles.
5. Several parking spaces in front of the "family recreational" entrances shall be reserved and signed for pick-up/drop-off.

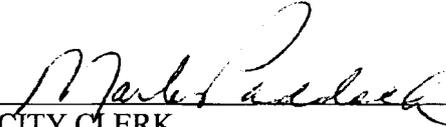
6. There shall be no competitions held Monday through Friday.

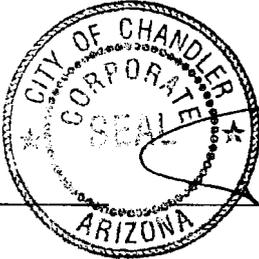
SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

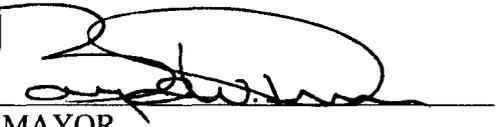
SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 22<sup>nd</sup> day of May 2008.

ATTEST:

  
CITY CLERK

  
ARIZONA

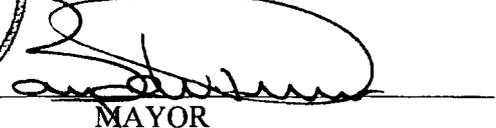
  
MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 12<sup>th</sup> day of June 2008.

ATTEST:

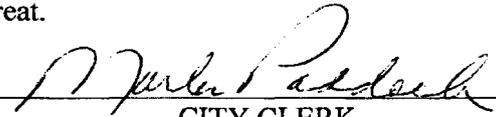
  
CITY CLERK

  
ARIZONA

  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4072 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 12<sup>th</sup> day of June 2008, and that a quorum was present thereat.

  
CITY CLERK

APPROVED AS TO FORM:

  
CITY ATTORNEY

PUBLISHED in the Arizona Republic on June 19 and June 26, 2008.

**Legal Description**

A portion of the Southwest Quarter of Section 1, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a Stone in Hand hole at the Southwest corner of said Section 1, from which a Flush Brass Cap at the West Quarter corner of said Section 1 bears  $N00^{\circ}20'14''W$  (an assumed bearing), along the West line of the Southwest Quarter of said Section 1, for a distance of 2642.23 feet; thence  $N89^{\circ}01'05''E$ , along the South line of the Southwest Quarter of said Section 1, for a distance of 1921.97 feet; thence  $N00^{\circ}58'55''W$ , for a distance of 947.20 feet to a point on the North right-of-way line of Germann Road and the POINT OF BEGINNING;

*Said point lying on a non-tangent curve, concave to the Southeast, the center of which bears  $S15^{\circ}22'33''E$ , for a distance of 1265.00 feet; thence Southwesterly along the arc of said curve and along said North right-of-way*

**ORDINANCE NO. 3673**

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) AND PLANNED AREA DEVELOPMENT (PAD) MIXED USE COMMERCIAL AND INDUSTRIAL USES TO PLANNED AREA DEVELOPMENT (PAD) LIGHT INDUSTRIAL, OFFICE, COMMERCIAL AND AIRPORT USES WITH A MID-RISE BUILDING OVERLAY (DVR04-0037 CHANDLER AIRPORT CENTER) 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 with a Mid-Rise Building Overlay, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. 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.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

4. 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.
5. 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.
6. The development shall provide additional landscaping to include one (1) 24-inch box tree and three (3) 5-gallon shrubs for every 20 feet of freeway frontage to be installed in the freeway right-of-way.
7. 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. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Chandler Airport Center Zoning Application", kept on file in the City of Chandler Planning Services Division, in File No. DVR04-0037 Chandler Airport Center, except as modified by condition herein.
9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a Chandler Airport Center property owners' 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. 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.
12. 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 development shall use treated effluent to maintain open space, common areas, and landscape tracts.

13. The development shall provide sound attenuation measures in accordance with ADOT standard details and requirements excepting any decibel reductions or sound attenuation credits for the use of a rubberized asphalt-paving surface. Any noise mitigation if required is the responsibility of the development.
14. Monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
15. The uses within the Office/Light Industrial with Airport Access area shall be allowed under the following criteria. For the purposes of the stipulation, the following definitions are used:

*Airpark* – Those areas outside of the airport property being adjacent to and/or having direct access to paved taxi lanes and appropriate taxi lane safety areas which allow aircraft access to the airport runway/taxiway system through the crossing of the airport property line.

*Airport* – Those areas that are bordered by and are interior to the airport property line. Said property contains the runway/taxiway system.

*Runway/Taxiway system* – The areas within the airport property consisting of paved areas designated for the take-off, landing, parking, taxiing or other movement of fixed wing and rotary wing aircraft.

#### PROHIBITED USES

The uses prohibited within the airpark area include any activity that provides aeronautical services to the public in direct support of aircraft operations, maintenance, and service/repair.

#### PERMITTED USES

The uses permitted within the airpark area are those uses allowed under the I-1 zoning district, excepting those more airport intensive prohibited uses identified above. Permitted uses are generally described as transitional uses that are less airport intensive uses such as offices or businesses that use aircraft as part of the office or business. These businesses may self-fuel, maintain, or repair their own aircraft in accordance with the Airpark Rules and

**Regulations.** Uses which require access between the Airport and Airpark require an Airport access permit.

16. No television, communication towers or stand-alone antennas shall be constructed on the property. All structures on the property shall remain below the protective surfaces as defined in Federal Aviation Regulation Part 77 and detailed in the Airport Layout Plans.
17. Developer acknowledges that City does not guarantee the actual physical connection of the property from the Airpark area to the airport area. The Developer has the option to construct the on-airport taxiway connection subject to a Development Agreement.

Since zoning cannot guarantee or provide access to the airport, said access needs to be addressed through a development agreement. Developer understands and agrees that no right of access to any part of the Chandler Municipal Airport, including any of its taxiways or runways, accrues to or runs with any of the land that is subject to this zoning, including the airpark, as a consequence of this zoning. An owner or occupier of any portion of the airpark may apply to the City for permission to access and use the on-airport taxiways or runway. However, the decision to grant such permission shall be in the sole discretion of the City, and in no event, shall the granting of such permission constitute a right of access running with the permittee's property at the airpark.

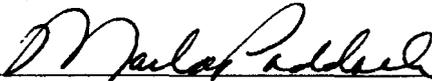
18. The developer acknowledges that the hangar portion of the buildings in the Airpark area will not be for aeronautical services to the public, and that a certificate of occupancy needs to be obtained before the hangar can be utilized. In addition, each development with intended aircraft hangar construction must provide a paved aircraft-parking apron adjacent to the hangar and the taxiway safety area. Said area must be of sufficient size to be equal to or less than the square footage of the aircraft hangar.
19. All development shall comply with the approved FAR Part 150 Noise Compatibility Study and specifically sound proofing the buildings to achieve a 25- to 30-db reduction within the applicable noise contours.
20. A separate comprehensive sign package for the buildings shall be required at the time the first Preliminary Development Plan (PDP) is submitted.
21. The trail connection from the Paseo Canal to the central portion of the site shall be integrated with the development as each PDP application is reviewed.

**SECTION II.** Except where provided, nothing contained herein shall be construed to be and 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 this 14<sup>th</sup> day of April 2005.

ATTEST:

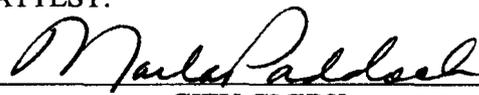
  
CITY CLERK

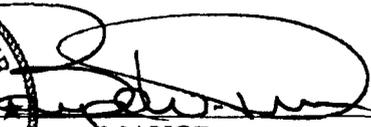
  
MAYOR

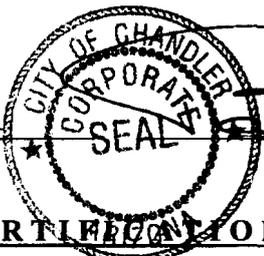


PASSED AND ADOPTED by the City Council this 28<sup>th</sup> day of April 2005.

ATTEST:

  
CITY CLERK

  
MAYOR

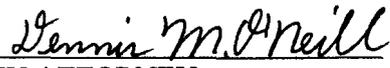


CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3673 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 28<sup>th</sup> day of April 2005, and that a quorum was present thereat.

  
CITY CLERK

APPROVED AS TO FORM:

  
CITY ATTORNEY

PUBLISHED in the Tribune on May 4 & 11, 2005

## Legal Description Chandler Airport Center

Job No. 03-043

Revised March 22, 2005  
May 22, 2004

### PARCEL NO. 1:

That portion of the Southwest quarter of Section 1, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa country, Arizona described as follows:

COMMENCING at the Southwest corner of Southwest quarter of said Section 1: thence North (an assumed bearing), along the West line of said Southwest quarter, 1759.72 feet to the POINT OF BEGINNING;

Thence N85°43'20"E, 1867.893 feet; thence N85°43'20"E, 601.33 feet; thence N89°32'11"E, 177.31 feet to a point on the East line of said Southwest quarter; thence S00°11'09"W, along said East line, 594.58 feet to the Southeast corner of the North half of said Southwest quarter; thence S89°21'14"W, along the South line of the North half of said Southwest Quarter, 2637.82 feet to the Southwest corner of the North half of said Southwest quarter; thence North, along the West line of said Southwest quarter, 438.60 feet to the POINT OF BEGINNING.

### PARCEL NO. 2:

Farm Unit "E" or the Southwest quarter of the Southwest quarter of Section 1, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

### PARCEL NO. 3:

Farm Unit "F" or the Southwest quarter of the Southwest quarter of Section 1, Township 2 South, Range 5 East of the Gila and Salt River base and Meridian, Maricopa County, Arizona;

EXCEPT COMMENCING at the South quarter corner of said section 1; thence N0°05'11"W along the North-South midsection line of said Section 1, 33.00 feet to the POINT OF BEGINNING.

Thence S89°05'06"W along a line of 33.0 feet North of and parallel to the South line of the said Southwest quarter Section 1, 666.777 feet (record) 666.26 feet (calculated measured); thence N49°39'54"E, 834.73 feet (record), N49°56'20"E 834.72 feet (calculated measured); thence S40°20'06"E, 45.81 feet (record) 45.79 feet (calculated measured) to a point on the aforesaid North-South midsection line of said Section 1; thence S0°05'11"E along said North-South midsection line, 494.72 feet to the POINT OF BEGINNING.

### PARCEL NO. 4:

The Northwest quarter of Section 12, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

**ORDINANCE NO. 4312**

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 PAD AMENDED (DVR11-0004 RED ROCK BUSINESS PLAZA) 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 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 PAD to PAD Amended, subject to the following conditions:

1. Development shall be in substantial conformance with the application materials, except as modified by conditions herein.
2. Compliance with the conditions adopted by City Council through Ordinance No. 4072, in case DVR07-0058 Red Rock Business Plaza, except as modified by the subject application and conditions herein.
3. The church use requested in the application materials is not approved by this rezoning. Such use requires separate rezoning or Use Permit approval.



**ATTACHMENT 'A'**

Lot 4 Chandler Airport Center – Phase I, according to Book 858 of Maps, page 9, Official Records of Maricopa County, Arizona.

Assessor Parcel Number: 303-31-218-A