



MEMORANDUM **Transportation & Development – CC Memo No. 12-011**

DATE: JANUARY 25, 2012

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: DVR11-0032 WARNER BUSINESS CENTER
Introduction and tentative adoption of Ordinance No. 4348

Request: Rezoning from Planned Area Development (PAD) to PAD Amended to expand the list of permitted uses and Preliminary Development Plan (PDP) approval for modified parking layout

Location: 430-480 E. Warner Road, approximately 1/2 mile east of the northeast corner of Warner Road and Arizona Avenue

Applicant: PHM Ltd.

Owner: Falcon Airpark, LLC

Project Info: 7-acre site, three single-story flex-multi-tenant office/industrial/showroom buildings, 81,178 total building square footage

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan, recommend approval subject to conditions.

BACKGROUND

The request is for rezoning from Planned Area Development (PAD) to PAD Amended to expand the list of permitted uses and Preliminary Development Plan (PDP) approval to modify the parking layout for a 7-acre multi-tenant development at 430-480 E. Warner Road. The site is

approximately ½ mile east of Arizona Avenue and just west of the Union Pacific Railroad. The existing zoning allows industrial, office, and showroom uses, with showroom limited to 10% of floor area. "Showroom" is defined as a retail use that is directly associated with a light industrial (e.g. warehouse, manufacturing) user that occupies the same suite. A showroom use generally involves the display and/or sales of a product manufactured or stored in the industrial portion of the suite.

The subject site, which is part of the Westech Corporate Center, has been zoned PAD for employment uses since 1985. In 2005, it received PDP approval for an office/warehouse development with six multi-suite buildings arranged in three rows roughly parallel to Warner Road. Each row has a parking field in front and a small truck courtyard in back. The building fronts are oriented to customers, while the backs have grade-level roll-up doors for inventory access. The development has remained mainly vacant since its construction in 2006. Currently, 29 of the site's 31 suites are vacant.

Parking availability will control the ultimate land use split when the subject site's suites are built out. Zoning Code parking requirements are 1 space per 500 square feet (warehouse), 1 per 200 (office), and 1 per 250 (showroom). Assuming a simple example of only office and warehouse uses, the site currently provides enough parking for an approximate land use split of 30% office and 70% warehouse.

The application requests additional uses it calls "light retail" that Staff would characterize as showroom uses above and beyond 10% of floor area. As a matter of practice, any site in the city zoned for industrial uses is allowed a small amount of showroom area, up to 10% of total floor area. Essentially, the subject request is to remove the maximum allowed floor area for showroom uses, instead allowing available parking alone to control maximum floor area. Examples of "light retail" listed in the application include a furniture, plumbing, carpeting, or bakery businesses.

The application also requests the ability to modify its parking layout, especially including a reduction in the number of loading spaces. Given the difficulty in attracting warehouse tenants, the property owner would like to increase the number of parking spaces to accommodate increased retail and office square footage. This will most likely mean removal of one or two of the three provided (and required) loading spaces. Most of the details of the parking layout modifications will be worked out administratively, but a PDP amendment is required to allow relief from the Zoning Code requirements requiring the loading spaces.

DISCUSSION

Planning Commission and Staff find the requested showroom (or "light retail") uses to be compatible with the existing zoning and surrounding uses. Unlike many other classes of retail, these uses are unlikely to compete with struggling area shopping centers for tenants. Rather, showroom uses are more uniquely suited to the quasi-industrial setting of the subject site. Also, Planning Commission and Staff recognize that the subject site is unlikely to attract large warehouse users due to the relatively small truck courtyard and overhead doors. Similarly, the site does not have sufficient parking to support a more pure-office environment. The requested

uses present a reasonable solution for what has become an outdated property in the modern local real estate market.

Planning Commission and Staff support the PDP request to modify the parking layout, including a reduction in loading spaces. With overhead doors provided for each suite, there is not a great anticipated need for the loading spaces. Given the need to provide flexibility for this site, the loss of a couple loading spaces will have little negative impact compared to the benefit.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held December 14, 2011 at the Downtown Community Center. No citizens attended.
- At the time of this writing, Staff is not aware of any opposition to the request. Staff has, however, been contacted by a tenant in the subject development with site maintenance concerns.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

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

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of rezoning in case DVR11-0032 WARNER BUSINESS CENTER subject to the following conditions:

1. Allowed uses shall be in substantial conformance with the application materials (Narrative), except as modified by conditions herein.
2. Compliance with the conditions adopted by City Council through Ordinance No. 2858, in case PL98-020 Westech PAD, except as modified by the subject application and conditions herein.

Preliminary Development Plan

Planning Commission and Staff, upon finding consistency with the General Plan, recommends PDP approval in case DVR11-0032 WARNER BUSINESS CENTER subject to the following condition:

1. Development shall be in substantial conformance with previous PDP approvals, except as modified by the subject application and conditions herein.

PROPOSED MOTIONS

Rezoning

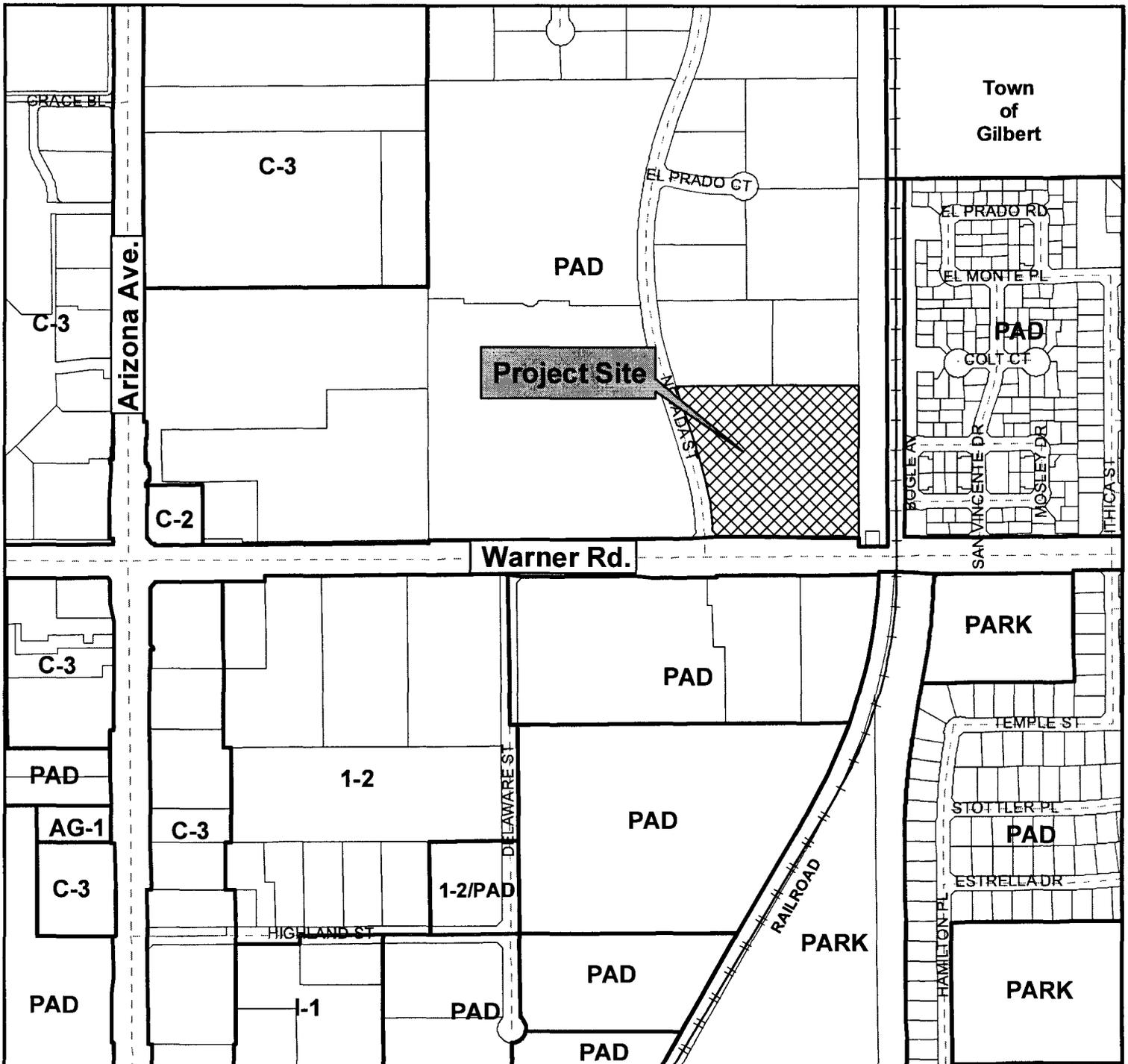
Move to introduce and tentatively adopt Ordinance No. 4348 approving rezoning from PAD to PAD Amended in case DVR11-0032 WARNER BUSINESS CENTER, as recommended by Planning Commission and Staff.

Preliminary Development Plan

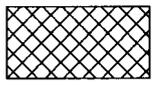
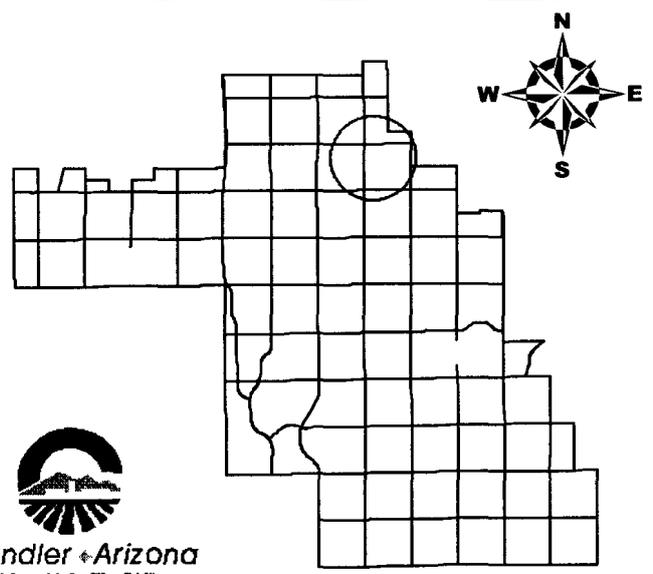
Move to approve the PDP in case DVR11-0032 WARNER BUSINESS CENTER, as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Narrative
4. Ordinance No. 4348
5. Ordinance No. 2858

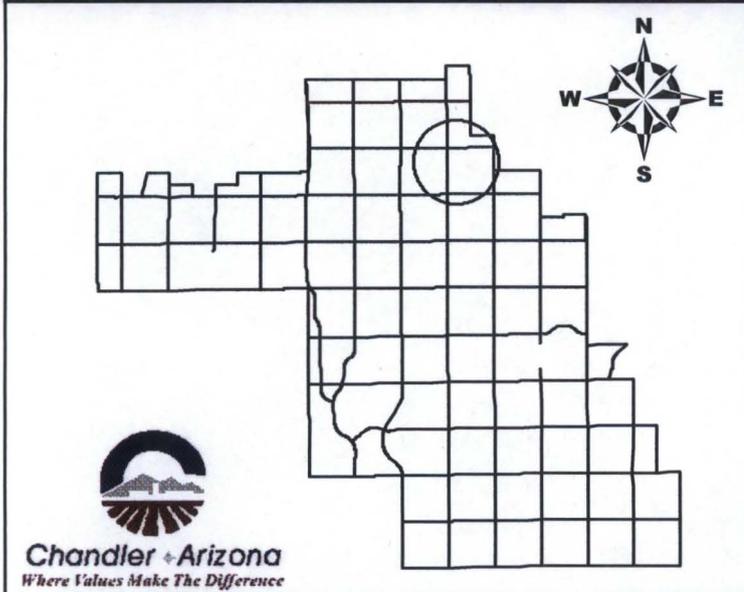
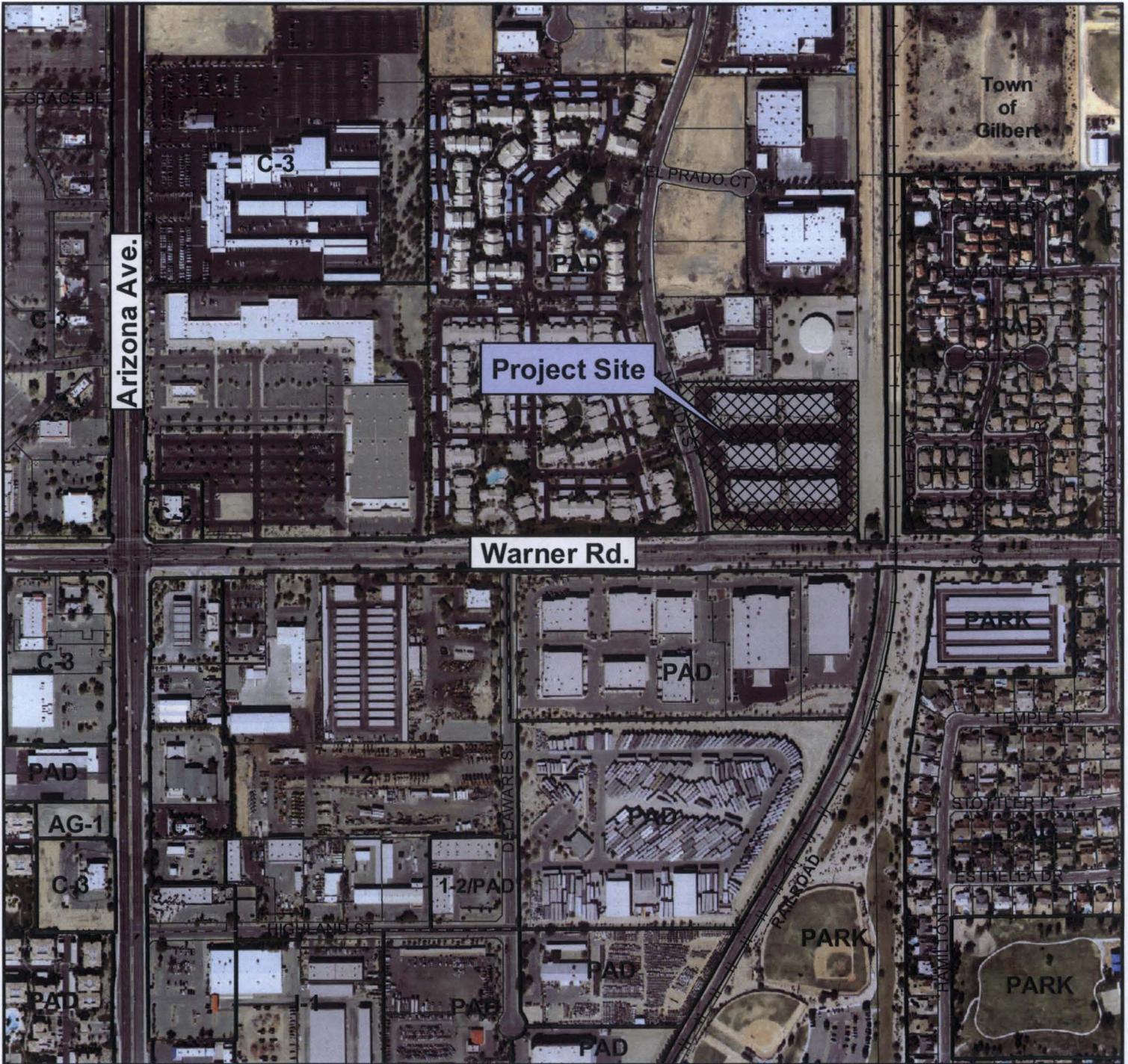


Vicinity Map



DVR11-0032

Warner Business Center



Vicinity Map



DVR11-0032

Warner Business Center



KEYNOTES

- 1 #3'-0" PARKING SCREEN WALL
SEE D/ AS-2
- 2 #6'-0" BLOCK WALL
SEE D/ AS-2
- 3 DECORATIVE SOLID GATE
SEE E/ AS-2
- 4 PATIO AREA W/ PICNIC TABLES & BENCHES
SEE ENCLOSED CUT-SHEETS
- 5 DECORATIVE STEEL TRELLIS
SEE I/ A-3
- 6 MEANDERING SIDEWALK
- 7 6'-0" SIDEWALK
- 8 PER CITY OF CHANDLER REFUSE ENCLOSURE
SEE E&F/ AS-2
- 9 EXISTING MONUMENT SIGN
- 10 PROPOSED LOCATION OF MONUMENT SIGN
UNDER SEPERATE PERMIT
- 11 LANDSCAPE AREA
- 12 DECORATIVE STAMPED CONCRETE ACCENT PAVING
ADA COMPLIANT
- 13 SEE ENCLOSED CUT-SHEETS
- 14 SIGHT VISIBILITY TRIANGLE
PER C.O.C. DETAIL C-246 & C-247
- 15 LOADING PARKING SPACE
- 16 EXISTING SIDEWALK
- 17 EXISTING POWER POLE
- 18 EXISTING FIRE HYDRANT
- 19 EXISTING DRIVE, DIRT ROAD (UTILITIES ACCESS)
ARTIFICIAL WATER FEATURE
SEE ENCLOSED CUT-SHEETS
- 20 14'-0" CLEAR/ CRUSHED GRANITE ACCESS DRIVE
- 21 7'-0" WIDE LANDSCAPE STRIP
- 22 MIN. 5 SQUARE LANDSCAPE DIAMOND
- 23 NEW SIDEWALK AS REQUIRED FOR NEW DECEL LANE
- 24 TURNING RADII PER CITY OF CHANDLER STANDARD
26'-0" INTERNAL AND 42'-0" EXTERNAL MIN.
- 25 TRANSFORMER / SCREENED BY LANDSCAPING
- 26 NEW 6 BIKE RACK

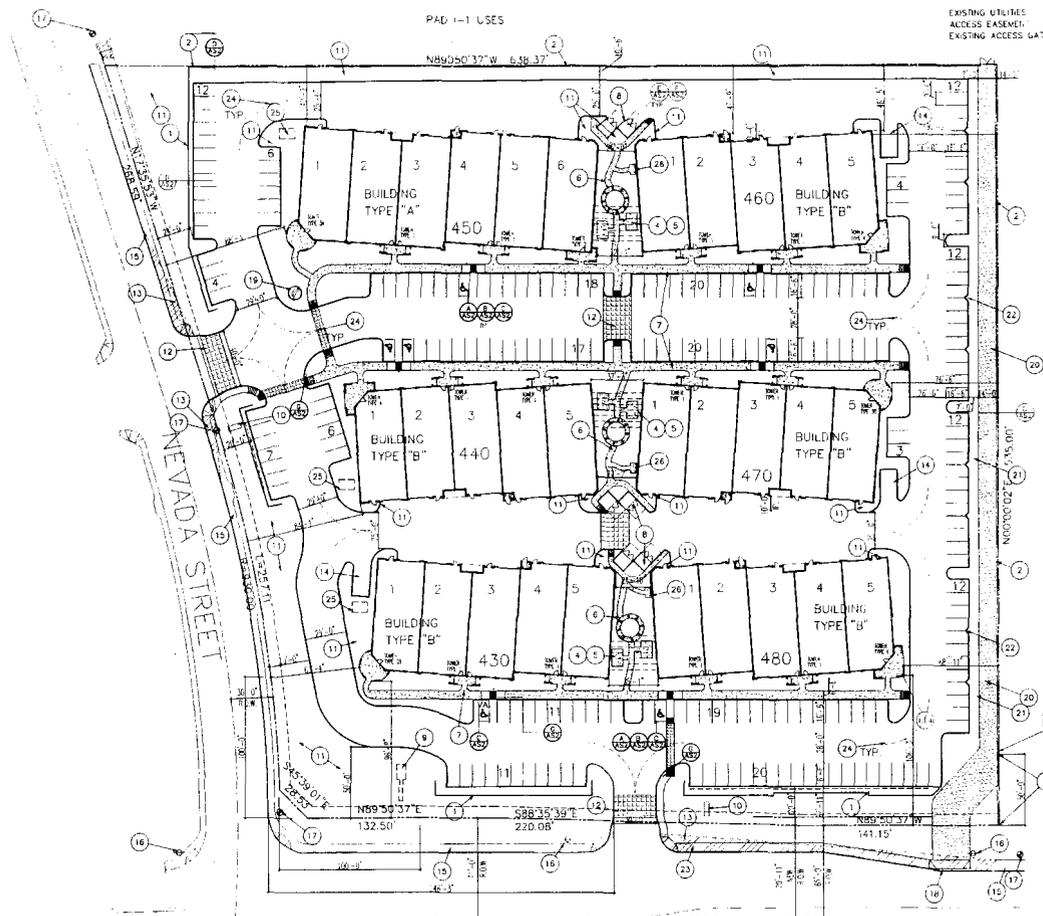
- 2 - 2" WATER METERS FOR BUILDINGS
- 1 - 1-1/2" WATER METER FOR LANDSCAPE

SITE PLAN NOTES

1. SIGNS REQUIRE SEPERATE PERMIT
2. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/ CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/ PASS THE SIGN IN THE FIELD OR ISSUE A C.O.O. FOR A PROJECT
3. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK-FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.

LEGAL DESCRIPTION

Lot 1, Westech Corporate Center Phase I, according to Book 574 of Maps, page 24, and Affidavit of Revision in Instrument No. 2002-091160, all as recorded in Official Records of Maricopa County, Arizona



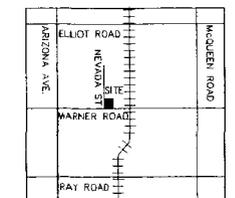
SITE PLAN

SCALE: 1" = 40'-0"

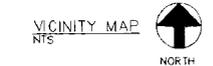


PROJECT DATA

ARCHITECT:	PHM LTD 14817 N. 28TH PLAZA PHOENIX, ARIZONA 85027 (602) 788-7613 FAX: WASTE 152-1
OWNER:	VALCO AIRPARK II 7859 E. PARADISE LANE, SUITE 7 SCOTTSDALE, AZ 85250 (480) 596-1350 N.E.E. WARNER ROAD & NEVADA STREET CHANDLER, ARIZONA 302-25-330
LOCATION:	
PARCEL NUMBER:	
CURRENT ZONING:	P.A.D.
PLANNED USE:	OFFICE / WAREHOUSE
OCCUPANCY TYPE :	B & S
CONSTRUCTION TYPE :	TYPE 1B
SITE AREA:	303,085 SF 6.98 ACRES
LOT BUILDING COVERAGE:	26.7 %
TOTAL BUILDINGS	6
BUILDING FOOTPRINT:	61,378 SF TOTAL (6 BUILDINGS - 31 UNITS)
BUILDING HEIGHT:	1 STORY - APPROX. 26'-0"
PARKING CALCULATIONS	
BUILDING #450 TYPE "A" (6 UNITS)	
EACH UNIT 2,868 SF	TOTAL BUILDING 16,608 SF
OFFICE 600 SF / 200 = 3	OFFICE 2,600 SF / 200 = 13
WAREHOUSE 2,068 SF / 500 = 4.14	WAREHOUSE 17,528 SF / 500 = 35.06
TOTAL PER UNIT 7.17	TOTAL SPACES REQUIRED 43.05
BUILDING #460 TYPE "B" (5 UNITS)	
EACH UNIT 2,602 SF	TOTAL BUILDING 13,010 SF
OFFICE 600 SF / 200 = 3	OFFICE 2,000 SF / 200 = 10
WAREHOUSE 2,002 SF / 500 = 4	WAREHOUSE 10,010 SF / 500 = 20
TOTAL PER UNIT 7	TOTAL SPACES REQUIRED 30
BUILDING #470 TYPE "B" (5 UNITS)	
EACH UNIT 2,602 SF	TOTAL BUILDING 13,010 SF
OFFICE 600 SF / 200 = 3	OFFICE 2,000 SF / 200 = 10
WAREHOUSE 2,002 SF / 500 = 4	WAREHOUSE 10,010 SF / 500 = 20
TOTAL PER UNIT 7	TOTAL SPACES REQUIRED 30
BUILDING #480 TYPE "B" (5 UNITS)	
EACH UNIT 2,602 SF	TOTAL BUILDING 13,010 SF
OFFICE 600 SF / 200 = 3	OFFICE 2,000 SF / 200 = 10
WAREHOUSE 2,002 SF / 500 = 4	WAREHOUSE 10,010 SF / 500 = 20
TOTAL PER UNIT 7	TOTAL SPACES REQUIRED 30
BUILDING #490 TYPE "B" (5 UNITS)	
EACH UNIT 2,602 SF	TOTAL BUILDING 13,010 SF
OFFICE 600 SF / 200 = 3	OFFICE 2,000 SF / 200 = 10
WAREHOUSE 2,002 SF / 500 = 4	WAREHOUSE 10,010 SF / 500 = 20
TOTAL PER UNIT 7	TOTAL SPACES REQUIRED 30
TOTAL SPACES REQUIRED	218.05 SPACES
SPACES PROVIDED	218 SPACES
VAN ACCESSIBLE SPACES PROVIDED	1 SPACES
ACCESSIBLE SPACES PROVIDED	6 SPACES
TOTAL SPACES PROVIDED	226 SPACES
LOADING SPACES PROVIDED	3 SPACES



WARNER BUSINESS CENTER
WARNER RD. & NEVADA ST.
CHANDLER, ARIZONA



REVISIONS

DATE

PHM Ltd.
designers & architects

WARNER BUSINESS CENTER
WARNER RD. & NEVADA ST.
CHANDLER, ARIZONA

AS-1

DVR11-0032

PHM Ltd.
designers & architects

14814 North 28th Place, Phoenix Arizona 85032 (602) 788-7613

November 20, 2011

RE: Warner Business Center, 430-480 East Warner Road, Chandler, Arizona

PROJECT NARRATIVE

INTRODUCTION

The property owners of the above referenced site, Atlantic Development Inc., are requesting an amendment to the existing complex currently zoned PAD to expand the list of permitted uses and also amend the Preliminary Development Plan in order to support the new uses.

Main access to the complex is on Warner Road and a second entrance is off of Nevada Street. The complex is built on 6.96 acres and consists of six buildings with a total of thirty-one units; each unit is approximately 2,600 square feet for a total of 81,178 square feet.

The existing complex was completed in the year 2007 and has remained almost totally empty, other than one business for the past four years. The problem appears to be that there are not as many people interested in warehouse/light office type facilities at this premiere location on Warner Road in Chandler. Possible tenants that inquire about buying or leasing are looking for some warehouse in the rear portion but want "Light Retail" due to the visibility on Warner Road.

REQUEST:

We are requesting to allow "Light Retail" uses, especially on Warner Road. The complex is fully improved with all buildings and site work already existing. This request seeks to slightly expand the current uses now allowed and we would also like to request, to be worked out with staff, to be able to remove 1 or 2 loading spaces and the possibility to expand the existing parking count by reconfiguring the site slightly in order to support the new uses proposed.

LIGHT RETAIL

We would like to have a some percentage of the complex be allowed to have what we would classify as "Light Retail" , especially along Warner Road. I would describe "Light Retail" as a tenant that may want to have 33% of their space as sales in the front but still needs a large warehouse to store or assemble their product in the rear portion of their space, such as a showroom for furniture, plumbing, carpeting or a bakery. This type of retail would not effect local retail in Mall type situations; for example, a Mall retailer under most circumstances, would never have a discount carpeting store where a large amount of storage is required; this type of business could not afford to pay Mall lease rates when their product is 60% storage.

CONCLUSION

In order for Warner Business Center to be viable, we desperately need some help. We recognize we are in a touchy economy but we believe the main reason the complex has remained almost totally empty is that we have not been able to attract the right tenants for such a prominent location on Warner Road with the current uses allowed.

Also, as mentioned prior, if needed in the future, we would like to expand the existing parking count by reconfiguring the site in order to support the existing and new uses proposed.

We look forward to guidance and help from the City of Chandler.
Paul Masse, Architect

ORDINANCE NO. 4348

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 (DVR11-0032 WARNER BUSINESS 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 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. Allowed uses shall be in substantial conformance with the application materials (Narrative), except as modified by conditions herein.
2. Compliance with the conditions adopted by City Council through Ordinance No. 2858, in case PL98-020 Westech PAD, except as modified by the subject application and conditions herein.

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

A:

LEGAL DESCRIPTION – SITE:

A PORTION OF LOT 1, WESTECH CORPORATE CENTER PHASE 1, ACCORDING TO BOOK 574 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA AND BEING SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH $89^{\circ}50'37''$ WEST ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 92.85 FEET (RECORD) 99.93 FEET (MEASURED); THENCE NORTH $0^{\circ}00'02''$ EAST, A DISTANCE OF 65.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH $89^{\circ}50'37''$ WEST, A DISTANCE OF 51.00 FEET; THENCE NORTH $0^{\circ}09'23''$ WEST, A DISTANCE OF 6.00 FEET; THENCE SOUTH $89^{\circ}50'37''$ WEST, A DISTANCE OF 442.65 FEET TO A CORNER OF SAID LOT 1; THENCE NORTH $45^{\circ}39'01''$ WEST, A DISTANCE OF 28.53 FEET TO A CORNER OF SAID LOT 1, SAID POINT LIES ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND WHOSE CENTER BEARS SOUTH $88^{\circ}14'31''$ WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $15^{\circ}50'24''$, AN ARC LENGTH OF 257.11 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING A CORNER OF SAID LOT 1; THENCE NORTH $17^{\circ}35'53''$ WEST, A DISTANCE OF 268.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH $89^{\circ}50'37''$ EAST, A DISTANCE OF 638.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH $0^{\circ}00'02''$ WEST, A DISTANCE OF 535.00 FEET TO THE TRUE POINT OF BEGINNING.

ORDINANCE NO. 2858

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY EXTENDING THE PAD ZONING OF A PARCEL (PL98-020 WESTECH) 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:

A parcel of land located in the West half of Section 15, Township 1 South, Range 5 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona; more particularly described in Planning File PL98-020 WESTECH PAD

Said parcels PAD zoning is hereby extended subject to the following conditions:

1. Development shall be in general conformance with Exhibit A, Development Plan; Exhibit B, Illustrative Site Plans; Exhibit C, Entryway Details; and Exhibit D, Development Quality Exhibits.

2. Zoning is granted for Conceptual Plan only. Preliminary Development Plan(s) must be submitted and approved in compliance with Section 1700, Planned Area Development, Chandler Zoning Code, prior to development.
3. Dedication of the following half or full street right-of-ways per standards of the City's Transportation Plan unless determined otherwise by the City Transportation Engineer :
 - a) Arizona Ave. 65 ft. half-street (71 ft. for deceleration lane)
 - b) Warner Rd. 65 ft. half-street (71 ft. for deceleration lane)
 - c) El Prado Rd. 66 ft. full street
 - d) Internal Rd. 80 ft. full street
4. The applicant/owner shall install required off-site street improvements (i.e. travel, turn and deceleration lanes, curb, gutter, and sidewalk) in accordance with the Council adopted 1993 Transportation Plan and Technical Design Manual No. 4.
5. The applicant/developer shall provide a traffic impact study for the overall site at the time of submittal of the first Preliminary Development Plan.
6. The applicant/owner shall install required water and sewer infrastructure in accordance with the City adopted standards. The applicant/developer shall provide an infrastructure analysis at the time of Preliminary Development Plan submittal in order to verify compliance with the City of Chandler Water and Wastewater Master Plan.
7. Irrigation ditches and/or canals within or adjacent to the subject property shall be undergrounded (tiled) or abandoned per Council-adopted standards at the time of Preliminary Development Plan approval.
8. Overhead utility lines, less than 69kv in size, shall be undergrounded per Council-adopted standards at the time of Preliminary Development Plan approval.
9. Street lights design and installation per adopted City standards shall be provided at the time of Preliminary Development Plan.
10. The applicant/property owner shall be responsible for all standard "buy ins" to existing public works facilities as required by City code.
11. A Preliminary Master Map of Dedication shall be submitted prior to the sale of parcels and approved by the Staff prior to or in conjunction with the first Preliminary

Development Plan. Said Master Map of Dedication shall address right-of-way (arterials and collectors) and parcel lines.

12. Development phasing is to be determined at the time of the Preliminary Map of Dedication or Preliminary Development Plan whichever occurs first. Construction of needed subdivision infrastructure and installation of street frontage landscaping shall occur in conjunction with the timing of development construction on adjoining parcels.
13. A unified landscape design theme for all streetscape and entryway features shall be established with the first Preliminary Development Plan.
 - i)
14. Construction shall commence above foundation walls within two (2) 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.
15. Multifamily density, as warranted by proposed development quality (i.e. architectural design, site design, amenity package, landscaping, etc.) shall be a function of Preliminary Development Plan review and approval.
16. The number, nature, and design of commercial land uses, which will be more specifically defined through the Preliminary Development Plan approval process, shall be planned in accordance with the following guidelines:
 - a) The City wishes to encourage the development of larger scaled businesses (e.g. auto dealers, furniture and carpet stores, appliance stores, home improvement centers, hardware stores, etc.) which require large sites and are, on a square foot basis, lower traffic generators. Smaller scaled businesses are also encouraged if functionally and aesthetically well integrated with the larger businesses.
 - b) Future commercial Preliminary Development Plans shall encompass sufficient area to provide for the orderly development of significant portions of Tracts A and B. Such Preliminary Development Plans may include a large scale single tenant user (i.e. auto dealer), a collection of smaller scale commercial users, or a combination thereof. Small piecemeal developments, one to two acres, which are not part of larger master planned areas are prohibited.

17. Due to the impact of the development, a development agreement in the form approved by the City as required to provide necessary public infrastructure.

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 25 day of JUNE, 1998.

ATTEST:

Coralyn Bevan
CITY CLERK

Jay Libbey
MAYOR

PASSED AND ADOPTED by the City Council this 13 day of JULY, 1998.

ATTEST:

Coralyn Bevan
CITY CLERK

Jay Libbey
MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 2855 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 13 day of JULY, 1998, and that a quorum was present thereat.

APPROVED AS TO FORM:

Dennis M. O'Neill
CITY ATTORNEY

Corey D. ...
CITY CLERK

PUBLISHED:

7-23-98
7-30-98