



#5

FEB 23 2012

Chandler



2010

**MEMORANDUM**

**Transportation & Development – CC Memo No. 12-015**

**DATE:** FEBRUARY 2, 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:** DVR11-0048 CHANDLER CENTER COMMONS  
Introduction and tentative adoption of Ordinance No. 4350

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

**Location:** 5500-5590 W. Chandler Boulevard, approximately ½ mile east of Kyrene Road

**Applicant:** Will Architects, PLC

**Owner:** Chandler Commerce Center, LLC

**Zoning:** Planned Area Development (PAD)

**RECOMMENDATION**

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

**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 an existing business park. The site is fully developed with 10 single-story buildings on an approximately 12-acre parcel located between an Intel campus and an office park along the north side of Chandler Boulevard. An industrial park is north of the subject site. The subject site is currently 45% leased.

The site received PAD zoning in 2006 to allow general office and light industrial uses, and shortly thereafter was developed. A charter high school, which is allowed by-right in all zoning districts due to state law, occupied two buildings in the site's northwest portion in 2010. A 2011 approval added preschools and day cares as allowed uses under the PAD. Other current tenants are primarily general office users.

The subject request would add a wide variety of uses in an attempt to best position this development for economic recovery. Requested uses include medical offices, banks (without drive-throughs), business colleges, insurance agencies, art galleries, and music or dance schools. Typical retail uses are not requested. A complete list of the requested uses is among the memo attachments.

Parking availability will determine the eventual land use split for the site as it approaches full occupancy. At Staff's request, the applicant conducted a parking analysis to help examine how well the existing parking provision can accommodate the requested uses. According to this analysis, existing tenants occupy 61,765 square feet and require 250 spaces. Based on the Zoning Code parking requirements, the remaining vacant tenant spaces could then accommodate up to 13,000 square feet of medical office and 44,670 square feet of general office. The applicant agrees to a Staff-recommended condition that the medical uses be limited according to parking availability and that the eligible suites for such uses be specified prior to the first medical office occupancy. The applicant has indicated that they will comply with this condition by designating Building A as the space eligible for medical offices.

### **DISCUSSION**

Planning Commission and Staff support the rezoning, finding that the requested uses are compatible in this business park environment. Though light industrial uses are allowed, the relatively small suites and lack of loading docks make it unlikely that industrial uses with significant hazardous materials and truck traffic will locate in this park (no industrial uses currently). Sufficient parking is provided for the types of uses requested, so long as medical office is limited. Also, the parking fields are well-dispersed around the buildings and separated from the main drive aisle so as to allow for safe and efficient pick-up/drop-off of children for any music or dance schools that choose to locate at this site.

Planning Commission and Staff recommend that the suites eligible for medical offices be specified prior to any such occupancy in order to allow for efficient administration. Other similar office sites throughout the city have become difficult to administer with regard to the maximum amount of medical office allowed. Often times, the Certificate of Occupancy process has become excessively lengthened by the need for every new medical tenant to prove that the site still contains adequate parking based on the updated tenant mix. (Notably, reviewers could track new occupancies, but not new vacancies; therefore, a running inventory based solely on permits issued is not sufficient.) Other times, potential medical tenants will make major financing commitments based on the site's existing medical users, only to find out later that the provided parking cannot support any additional medical. Pre-determining the suites eligible for medical offices should improve this process by reducing confusion and streamlining the Certificate of Occupancy review.

**PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held January 5, 2012 at the Hawthorne Suites Hotel one block to the west on Chandler Boulevard. Three neighbors attended to recommend modifications to the requested uses, including that pay-day loans, homeless shelters, and adult-themed magazine distribution uses be excluded. The neighbors' requested modifications have all been incorporated into the updated application.
- At the time of this writing, Staff is not aware of any opposition.

**PLANNING COMMISSION VOTE REPORT**

Motion to approve:

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

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of rezoning in case DVR11-0048 CHANDLER CENTER COMMONS subject to the following conditions:

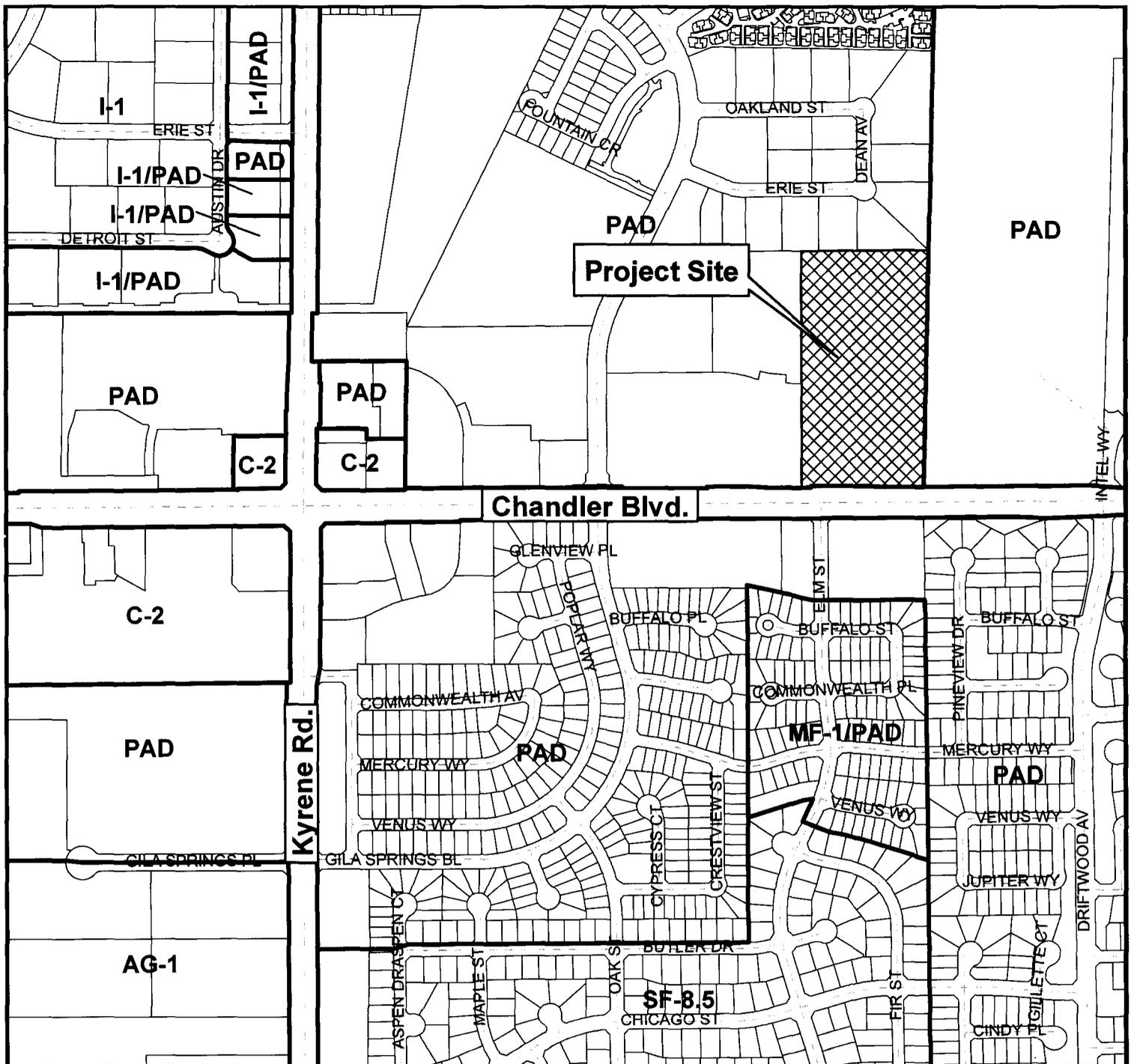
1. Substantial conformance with application materials kept on file in the City of Chandler Planning Division, in File No. DVR11-0048, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 4316 in case DVR11-0014 CHANDLER CENTER COMMONS, except as modified by the subject application and conditions herein.
3. Prior to any medical office occupancy, the property owner shall specify to Planning Staff which of the site's suites are eligible for medical office uses. Such suites' square footage shall be limited by the Zoning Code-required parking provision.

**PROPOSED MOTION**

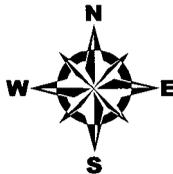
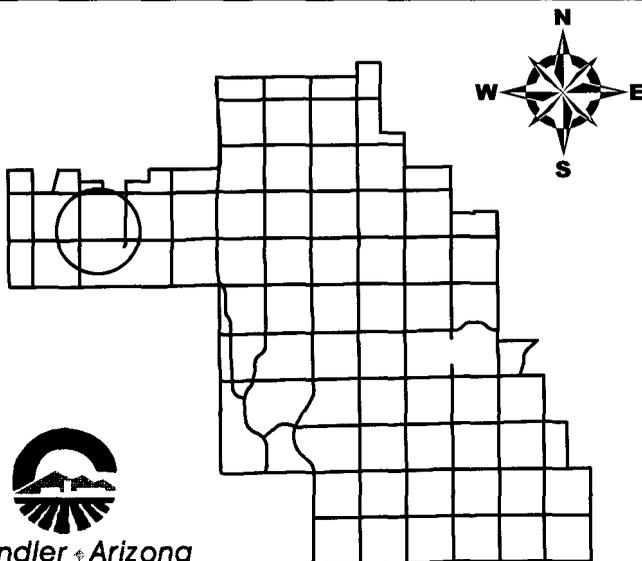
Move to introduce and tentatively adopt Ordinance No. 4350 approving the rezoning in case DVR11-0048 CHANDLER CENTER COMMONS subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Narrative
4. Summary of Proposed Uses
5. Ordinance No. 4350
6. Ordinance No. 4316
7. Ordinance No. 3770

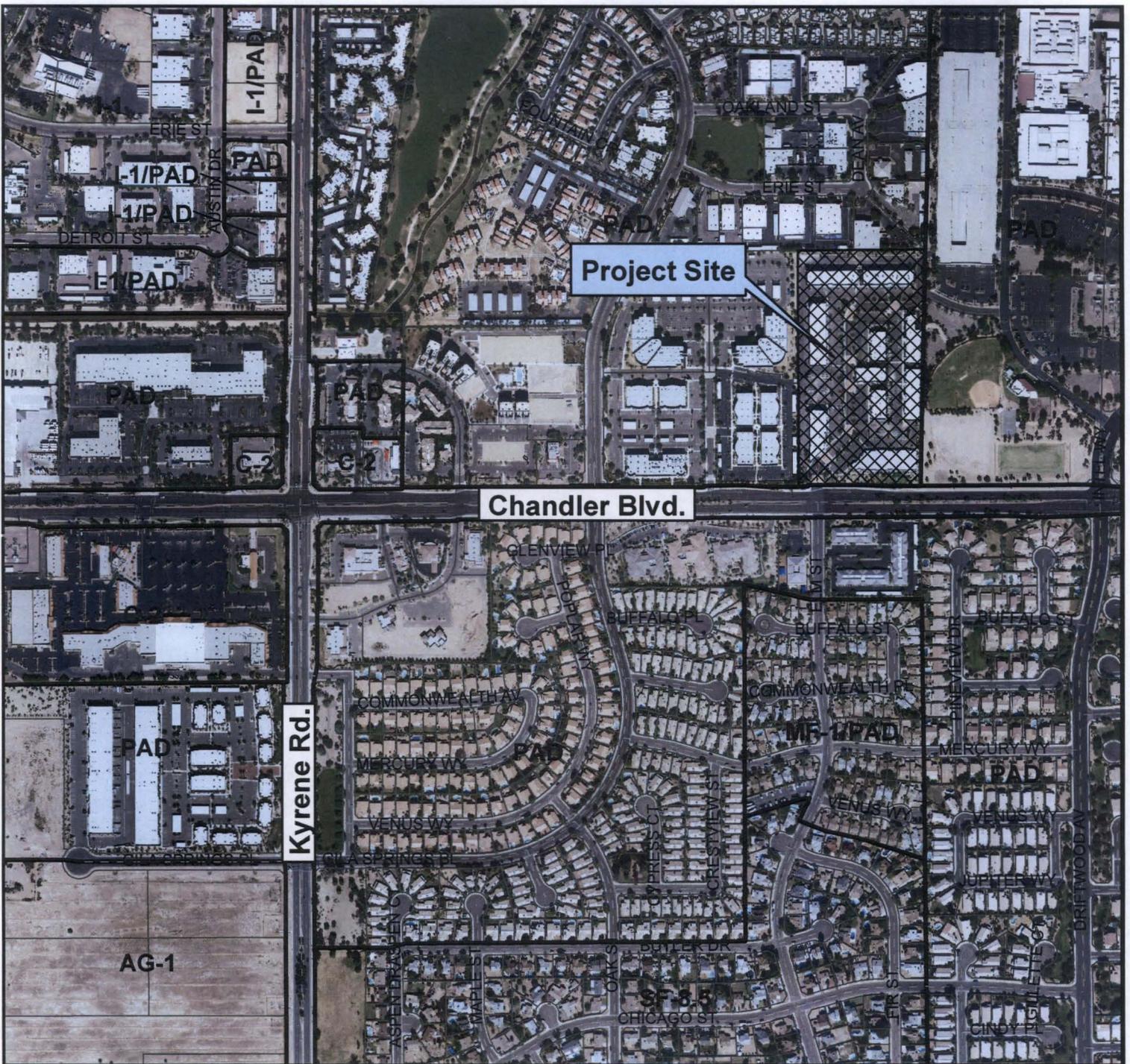


## Vicinity Map



DVR11-0048

**Chandler Center Commons**

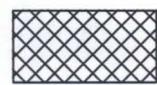
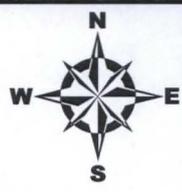


**Project Site**

**Chandler Blvd.**

**Kyrene Rd.**

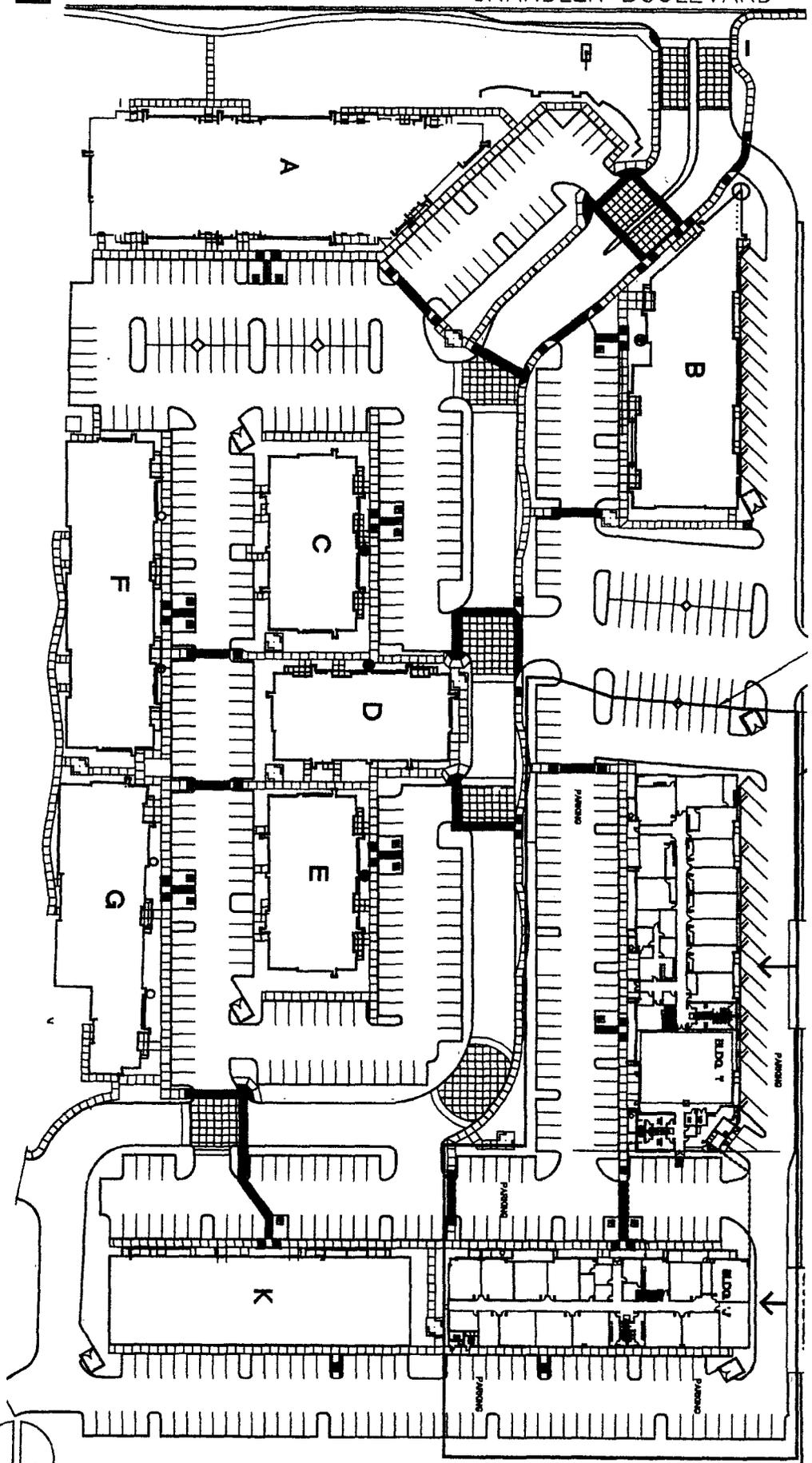
## Vicinity Map



**DVR11-0048**

**Chandler Center Commons**

CHANDLER BOULEVARD



OVERALL SITE PLAN





# Rezoning Narrative

## **Additional Proposed Uses for this PAD**

### **Chandler Center Commons**

5500 – 5590 West Chandler Blvd., Chandler, AZ

The project which is located in the Chandler Center Commons consists of eleven building, some currently occupied, but the large percentage un-occupied. The site is currently zoned PAD Office and Light Industrial and will require a Rezoning to add the desired additional proposed uses. See the attached rezoning application.

Chandler Center Commons (CCC) is located and surrounded by a number of commercial uses and is not directly adjacent to any residential property. Because of the flexibility of the building product, the strong commercial location, the uniqueness of the multi-use village concept, and the shared circulation through the site with the Intel staff, many different types of uses can easily be inlayed into the development without the normal concern of appropriateness of these Uses on the adjacent surrounding neighborhood. CCC is a unique site and a unique concept that can justifiable incorporate many different uses within the micro-community without distracting from its current approved list of Uses.

Please see the attached list of proposed uses the Owner believes should be included into the CCC community.

480.967.1117

F - 480.967.3804

4636 E. University Dr.

Suite 270

Phoenix, AZ 85034

[www.willarchitects.com](http://www.willarchitects.com)

# Summary of Proposed Uses

Revised: 1/9/12

## Silagi - Chandler Center Commons

No.	Proposed Uses Requested to be Permitted	Rezoning Requested	Current Zoning Status		
			Permitted	Use Permit	Not Permitted
<b>35-2901 &amp; 35-2902 Office</b>		<b>Permitted Uses</b>			
1	Banks, savings and loans, finance offices, lending institutions, stock and brokerage firms, and credit unions (Drive-through Windows not allowed)	*	*		
2	Cafes, coffeeshops, and other like uses for neighborhood and adjacent property only	*		*	
3	General Medical offices based on available parking analysis	*			*
4	Laboratories: medical, dental, blood bank and like uses	*	*		
5	Associated Medical: physical therapy, rehab center, and counseling office	*			*
6	Office: professional, business, administrative, and executive	*	*		
7	Private Schools*, Day-Care Centers** or other like uses	*	**	*	
8	Studios: fine arts, photography, music, and drama	*	*		
9	Telephone answering services	*	*		
<b>35-1501 &amp; 35-1502 (4311) Light Industrial</b>		*			
10	Ambulance Services	*		*	
11	Appliance Repairer	*		*	
12	Art Galleries	*		*	

13	Bakery; wholesale* and sold on premises**	*	*	**	
14	Bank (Drive-through Window not allowed)	*		*	
15	Beauty and Barbershop Supplies Wholesale	*		*	
16	Beauty Schools	*	*		
17	Broker, Investments, Loans; excluding Retail Type Loans such as pay-day, title, and other similar type loans	*			*
18	Building Contractors; General and Sub-Contractors	*	*		
19	Business College	*			*
20	Caterers	*	*		
21	Childcare or Child Daycare	*	*		
22	Credit Bureaus	*			*
23	Dancing or Music Schools	*			*
24	Dental and Medical offices and Clinics	*		*	
25	Dental supplies	*		*	
26	Driving School	*			*
27	Dry cleaning, laundering (industrial)	*	*		
28	Educational Facilities and Industrial Research	*	*		
29	Electrical Equipment Assembly	*	*		
30	Express office, land and air delivery	*	*		
31	Exterminating Establishment	*	*		
32	Furniture and Appliance Repair	*		*	
33	Furniture Manufacturing (cabinets & household)	*	*		
34	Handicrafts	*	*		
35	Hospital Supplies	*		*	
36	Insurance Company or Agency	*			*
37	Interior Decorator	*			*
38	Laboratories for professional requirements, medical, etc	*	*		
39	Laboratory Supplies	*		*	
40	Letters, duplicating, reproductions and Mailing	*		*	
41	Light Industrial per I-1 Zoning	*	*		
42	Magazine & Newspaper Distribution (no Adult)	*		*	
43	Manufacturing Uses not listed herein upon approval of Zoning Administrator	*		*	
44	Mechanical (light)	*	*		

45	Medical, Dental Offices and Clinics and Medical Spas	*			*
46	Museums, Art Galleries	*		*	
47	Music or Dance Schools	*			*
48	Newspaper Publishing; excluding adult type publication	*		*	
49	Optical and Scientific Instrument Manufacturer	*	*		
50	Orthopedic braces, artificial limbs, etc sales and service	*			*
51	Patrol System and Alarm Service companies	*	*		
52	Pharmaceutical Manufacturer	*	*		
53	Philanthropic and Charitable Organizations	*		*	
54	Playgrounds associated with Schools, Daycare, etc.	*	*		
55	Printing, Blueprinting, Engraving, Reproduction	*	*		
56	Radio and Television Stations and Transmitting Towers	*	*		
57	Research (industrial) and Educational Facilities	*	*		
58	Rescue Services; excluding homeless shelter type uses	*	*		
59	Restaurant Supplies	*		*	
60	Sign Manufacturer	*	*		
61	Solar Energy Systems (ancillary)	*	*		
62	Tailors	*		*	
63	Trade and Vocational Schools	*	*		
64	Tutoring Facilities	*			*
65	Upholsterer	*		*	
66	Utility Company Offices and Exchanges	*	*		
67	Warehousing, Storage Establishment	*	*		
68	Wholesaling or Distribution	*	*		

**Note:** No Outdoor Storage of any kind Allowed in the above Uses.

**ORDINANCE NO. 4350**

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 (DVR11-0048 CHANDLER CENTER COMMONS) 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. Substantial conformance with application materials kept on file in the City of Chandler Planning Division, in File No. DVR11-0048, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 4316 in case DVR11-0014 CHANDLER CENTER COMMONS, except as modified by the subject application and conditions herein.
3. Prior to any medical office occupancy, the property owner shall specify to Planning Staff which of the site's suites are eligible for medical office uses. Such suites' square footage shall be limited by the Zoning Code-required parking provision.

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 this \_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:

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

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:

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

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4350 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2012, and that a quorum was present thereat.

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

APPROVED AS TO FORM:

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

PUBLISHED:

## LEGAL DESCRIPTION

LOT 1, GILA SPRINGS INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 254 OF MAPS, PAGE 13;

EXCEPT THAT PART OF LOT 1, GILA SPRINGS INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 254 OF MAPS, PAGE 13, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
THENCE NORTH 89 DEGREES 29 MINUTES 50 SECONDS EAST, A DISTANCE OF 1239.28 FEET TO FOUND BRASS CAP IN HAND HOLE AT THE INTERSECTION OF CHANDLER BOULEVARD AND GILA SPRINGS BOULEVARD;  
THENCE CONTINUING NORTH 89 DEGREES 29 MINUTES 50 SECONDS EAST, A DISTANCE OF 110 FEET;  
THENCE NORTH 00 DEGREES 30 MINUTES 22 SECONDS WEST, A DISTANCE OF 65 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 45 DEGREES 30 MINUTES 22 SECONDS WEST, A DISTANCE OF 14.35 FEET;  
THENCE SOUTH 89 DEGREES 29 MINUTES 38 SECONDS WEST, A DISTANCE OF 30.00 FEET;  
THENCE NORTH 45 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF 28.23 FEET;  
THENCE NORTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 30.00 FEET;  
THENCE NORTH 45 DEGREES 30 MINUTES 07 SECONDS WEST, A DISTANCE OF 14.00 FEET;  
THENCE NORTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 446.05 FEET TO A POINT OF CURVATURE;  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 259.05 FEET WITH A RADIUS OF 560.00 FEET;  
THENCE NORTH 26 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 254.45 FEET TO A POINT OF TANGENCY;  
THENCE NORTH 89 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 648.13 FEET;  
THENCE SOUTH 00 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 995.58 FEET;  
THENCE SOUTH 89 DEGREES 29 MINUTES 38 SECONDS WEST, A DISTANCE OF 750.57 FEET TO THE TRUE POINT OF BEGINNING.

**ORDINANCE NO. 4316**

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 (DVR11-0014 CHANDLER CENTER COMMONS) 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. Substantial conformance with application materials kept on file in the City of Chandler Planning Division, in File No. DVR11-0014, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3770 in case DVR05-0030 SILAGI CHANDLER COMMERCE CENTER, except as modified by condition herein.
3. The playground perimeter wall shall utilize materials drawn from the adjacent building architecture and shall include several staggers per the submitted site plan so as to break up its linear appearance.
4. Landscaping in and adjacent to the playground area shall be maintained at a level consistent with or better than at the time of planting.
5. The playground surface shall be mostly covered with rubber mats, wood chips, artificial turf, or other materials that serve to soften the noise effect as compared to concrete or asphalt.
6. Trees shall be added along the western property line as practical to allow additional screening.

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 28<sup>th</sup> day of July 2011.

ATTEST:

  
CITY CLERK



  
MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 15<sup>th</sup> day of August 2011.

ATTEST:

  
CITY CLERK



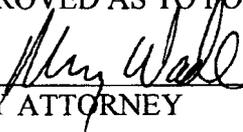
  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4316 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 15<sup>th</sup> day of August 2011, and that a quorum was present thereat.

  
CITY CLERK

APPROVED AS TO FORM:

  
CITY ATTORNEY

PUBLISHED in the Arizona Republic on August 26 and September 2, 2011.

Attachment A

## Legal Description

LOT 1, GILA SPRINGS INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 254 OF MAPS, PAGE 13;

EXCEPT THAT PART OF LOT 1, GILA SPRINGS INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 254 OF MAPS, PAGE 13, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
THENCE NORTH 89 DEGREES 29 MINUTES 50 SECONDS EAST, A DISTANCE OF 1239.28 FEET TO FOUND BRASS CAP IN HAND HOLE AT THE INTERSECTION OF CHANDLER BOULEVARD AND GILA SPRINGS BOULEVARD;  
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THENCE SOUTH 00 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 995.58 FEET;  
THENCE SOUTH 89 DEGREES 29 MINUTES 38 SECONDS WEST, A DISTANCE OF 750.57 FEET TO THE TRUE POINT OF BEGINNING.

**ORDINANCE NO. 3770**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL PAD TO PAD AMENDED (DVR05-0030 SILAGI CHANDLER COMMERCE 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 PAD to PAD AMENDED, 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. 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.
4. 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.

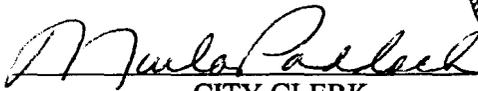
5. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
6. 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.
7. 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.
8. Landscaping shall be in compliance with current Commercial Design Standards.
9. Approval by the Director of Public Works of the traffic study. Any improvements warranted by the study, in the opinion of the Public Works Director, shall be installed and constructed by the developer.
10. All cabinet signs shall be prohibited.

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

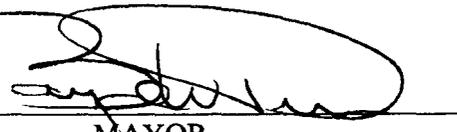
SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 23<sup>rd</sup> day of February 2006.

ATTEST:

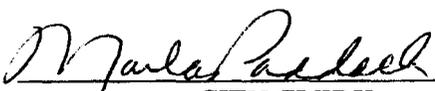
  
CITY CLERK



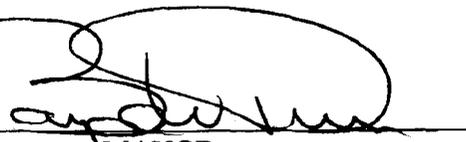
  
MAYOR

PASSED AND ADOPTED by the City Council this 6<sup>th</sup> day of March 2006.

ATTEST:

  
CITY CLERK



  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3770 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 6<sup>th</sup> day of March 2006, and that a quorum was present thereat.

  
CITY CLERK

APPROVED AS TO FORM:

  
CITY ATTORNEY

Published in the Tribune on March 22 & 29, 2006

## LEGAL DESCRIPTION

LOT 1, GILA SPRINGS INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 254 OF MAPS, PAGE 13;

EXCEPT THAT PART OF LOT 1, GILA SPRINGS INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 254 OF MAPS, PAGE 13, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
THENCE NORTH 89 DEGREES 29 MINUTES 50 SECONDS EAST, A DISTANCE OF 1239.28 FEET TO FOUND BRASS CAP IN HAND HOLE AT THE INTERSECTION OF CHANDLER BOULEVARD AND GILA SPRINGS BOULEVARD;  
THENCE CONTINUING NORTH 89 DEGREES 29 MINUTES 50 SECONDS EAST, A DISTANCE OF 110 FEET;  
THENCE NORTH 00 DEGREES 30 MINUTES 22 SECONDS WEST, A DISTANCE OF 65 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 45 DEGREES 30 MINUTES 22 SECONDS WEST, A DISTANCE OF 14.35 FEET;  
THENCE SOUTH 89 DEGREES 29 MINUTES 38 SECONDS WEST, A DISTANCE OF 30.00 FEET;  
THENCE NORTH 45 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF 28.23 FEET;  
THENCE NORTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 30.00 FEET;  
THENCE NORTH 45 DEGREES 30 MINUTES 07 SECONDS WEST, A DISTANCE OF 14.00 FEET;  
THENCE NORTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 446.05 FEET TO A POINT OF CURVATURE;  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 259.05 FEET WITH A RADIUS OF 560.00 FEET;  
THENCE NORTH 26 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 254.45 FEET TO A POINT OF TANGENCY;  
THENCE NORTH 89 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 648.13 FEET;  
THENCE SOUTH 00 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 995.58 FEET;  
THENCE SOUTH 89 DEGREES 29 MINUTES 38 SECONDS WEST, A DISTANCE OF 750.57 FEET TO THE TRUE POINT OF BEGINNING.