

Rep 1 #26

NOV 08 2012



Chandler - Arizona
Where Values Make The Difference



MEMORANDUM

Transportation & Development – CC Memo No. 12-138a

DATE: NOVEMBER 8, 2012

TO: MAYOR AND CITY COUNCIL

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

FROM: KEVIN MAYO, PLANNING MANAGER

SUBJECT: GPA12-0002 ALLRED BOARDWALK
Adoption of Resolution No. 4651

Request: Minor General Plan text amendment approval by modifying the language of the South Price Road Employment Corridor

Location: Southwest and southeast corners of Price and Willis roads

Applicant: Michael Curley
Earl, Curley & Lagarde P.C.

Project Info: Approximately 64.5-acres

RECOMMENDATION

The applicant requests a continuance to allow additional time to further develop the proposed amendment language. Accordingly, Staff recommends a continuance to the December 13, 2012 City Council hearing.

PROPOSED MOTION

Move to continue case GPA12-0002 ALLRED BOARDWALK to the December 13, 2012 City Council hearing, as recommended by Staff.

Attachments

1. Letter from applicant

Add info #26

NOV 08 2012



Allred

Melanie Sala-Friedrichs to: Kevin Mayo, Robert Zeder,
CityClerkAgenda

11/05/2012 03:22 PM

From: Mike Curley <mcurley@ecllaw.com>
To: "matt.orlando@chandleraz.gov" <matt.orlando@chandleraz.gov>
Date: 11/02/2012 01:38 PM
Subject: Allred Boardwalk
Sent by: Stephanie Rios <srios@ecllaw.com>

Attached please find a letter dated November 2nd, 2012.

Sincerely,
Mike Curley

Stephanie Rios
Legal Assistant to Michael J. Curley
EARL, CURLEY & LAGARDE, P.C.
3101 N. Central Avenue, Suite 1000
Phoenix, AZ 85012
Telephone: 602-265-0094 | Facsimile: 602-265-2195
E-mail: srios@ecllaw.com | Website: www.ecllaw.com



Letter to M. Orlando 11-2-12.pdf

----- Forwarded by Melanie Sala-Friedrichs/COC on 11/05/2012 03:21 PM -----

From: John P <jpchiro2012@gmail.com>
To: <Mayor&Council@chandleraz.gov>
Date: 11/02/2012 05:13 PM
Subject: <no subject>

Dear Chandler City Council,

My wife and I are residents of Pecos Ranch Estates. We have lived here for 7 years and during that time we have had to live empty fields and smell the dairy farm and experience the flies that come in droves over to our yard keeping us from our pool. I have an MBA and am a Doctor and I am in full support of removing the dairy farm and adding many jobs to our area. I believe these businesses will also add value to the surrounding lands. Please consider allowing this project to go through on the corner of Willis and Price Rd in the Price Corridor.

Gina Meadows and John Palthen
2491 W. Maplewood St.
Chandler, AZ 85286

----- Forwarded by Melanie Sala-Friedrichs/COC on 11/05/2012 03:21 PM -----

From: "Pete Rourke" <pete@rourke.org>
To: <Mayor&Council@chandleraz.gov>

Date: 11/02/2012 08:49 PM
Subject: Allred Boardwalk General Plan amendment

I am a resident of Pecos Ranch Estates just East of the proposed multi-tenant business park, and am asking for your vote to support the Allred Boardwalk General Plan amendment. I reviewed the drawings and entrance locations to this planned property. It will be valuable to the homeowner property and resale rate were the dairy no longer there.

Sláinte mhaith, (*irish good health*)

Pete Rourke

----- Forwarded by Melanie Sala-Friedrichs/COC on 11/05/2012 03:21 PM -----

From: Kathryn DeCoste <kdecoste2000@yahoo.com>
To: "Mayor&Council@chandleraz.gov" <Mayor&Council@chandleraz.gov>
Date: 11/02/2012 10:07 PM
Subject: RE: Price Rd - Allred Boardwalk General Plan

I am a nearby resident and am asking for your vote to support the Allred Boardwalk General Plan amendment.

Kathryn DeCoste
2451 W. Marlin Dr.
Chandler, AZ 85286

----- Forwarded by Melanie Sala-Friedrichs/COC on 11/05/2012 03:21 PM -----

From: "SJ Valenty" <sjvalenty@cox.net>
To: <Mayor&Council@chandleraz.gov>
Date: 11/03/2012 12:52 PM
Subject: Allred Boardwalk Development Vote

Dear Mr. Mayor and Council Members:

I am a home owner and resident of Pecos Ranch Estates just down Enfield Way from the proposed Allred Boardwalk development between Price Road and Ellis Street.

I support and ask your support of the Allred Boardwalk General Plan amendment as long as the development does not have a public access road to S. Ellis Street. I understand the need to have a gated road accessible only by the police and fire departments. Please make sure that this restriction is placed on current and future property owners.

Thank you.

Steven J. Valenty

2293 W. Enfield Way

Chandler, AZ 85286

----- Forwarded by Melanie Sala-Friedrichs/COC on 11/05/2012 03:21 PM -----

From: Nancy <n7r2000@yahoo.com>
To: Mayor&Council@chandleraz.gov
Date: 11/05/2012 10:18 AM
Subject: Price Corridor/ Allred proposal

Please vote no on the general amendment changes to the parcel bordering Price/Willis. I do not want to see multi-tenant usage with this potential development.

I also do not want to see any access entry/exit to Ellis Rd.

Sincerely,
Nancy McInnes (resident of Pecos Ranch Estates) neighborhood adjacent to parcel

----- Forwarded by Melanie Sala-Friedrichs/COC on 11/05/2012 03:21 PM -----

From: "Suzan Jacobs" <sj115582@cox.net>
To: <Mayor&Council@chandleraz.gov>
Date: 11/05/2012 11:05 AM
Subject: Allred Boardwalk General Plan

Mayor & Council,

I have been a resident in the area of Ellis and Willis for nine years right off the Price Corridor. I would like to see the new jobs come into the existing area and the dairy be removed. Please consider this Vote to support Allred Boardwalk General Plan amendment.

Thank you,

Suzan Jacobs

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195
www.ecllaw.com

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

November 2, 2012

SENT VIA E-MAIL

Mayor Jay Tibshraeny
City of Chandler
Mail Stop 603
P.O. Box 4008
Chandler, AZ 85244-4008
jay.tibshraeny@chandleraz.gov

Re: Allred Boardwalk – Price Road and Willis Road

Dear Jay:

First of all I want to thank you very much for meeting with me on several occasions over the past year regarding the Allred property. I'm sorry to have imposed on your time and would not have done except that this is an important project to my client as well as the City.

Nature of Request

At next Thursday's meeting the City Council will be acting upon Allred's General Plan request. The General Plan request seeks to eliminate the single user requirement and allow for multi-tenant buildings for users who are "large/significant size." We've explained in our meetings that Allred wants to make this change because the number of users that can be a single user on 15 acres are extraordinarily limited and that correspondingly there are scores of very desirable users, such as Infusionsoft, who do not meet the single user/15 acre requirement (they are on 7 acres) but who would nevertheless be very welcome users on the Price Road Corridor south of Willis.

Allred's PAD zoning case which will be forthcoming in December embraces the bedrock Price Road concept of a Campus and all of its accompanying benefits. Additionally, the site plan complies with the current 15 acre minimum requirement. The only thing we are seeking in connection with the General Plan is the ability to have multi-tenant buildings – which will consist of users who are still "large/significant size."

Allred's Phase I Plans

Upon receipt of zoning Allred intends to invest over \$30 million dollars in the Corridor. Their First Phase plans will include the purchase of the entire site, elimination and remediation of the dairy, installation of all perimeter improvements (curb, gutter, sidewalk, streets, entry treatments and 100 feet of landscaping on both sides of Price Road) and construction of the first

November 2, 2012
Page 2

building which will be on the west side of Price Road. Allred is making this investment in the Corridor because it wants to create an impressive, attractive, and significant sense of arrival for corporations and businesses who are considering locating in Chandler. These improvements and the resulting aesthetic upgrades will, we believe, be a tremendous competitive and marketing asset for Allred and the City of Chandler.

PAD Zoning Case

After meeting with the Council over the past two weeks there has been some discussion about whether some additional language/criteria should be added to the proposed "large/significant size" language which is currently being requested in the PAD rezoning case. There have been a number of different, very general concepts that have been suggested which Allred and Staff are now considering. As you can imagine, there are a lot of different Council perspectives on what language or concepts should or should not be added to the currently proposed "large/significant size" language. I am making every effort to try to address all of this input and arrive at a mutually agreeable position in the rezoning case. Approval of the General Plan will allow us to continue discussions and deliberations regarding what additional language/criteria should be incorporated into the PAD zoning case.

Thank you for your time and consideration. If you have any questions or comments, please feel free to contact me.

Sincerely,

Michael J. Curley / SR

Michael J. Curley

MJC/sr

26

NOV 08 2012



MEMORANDUM Transportation & Development – CC Memo No. 12-138

DATE: OCTOBER 24, 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*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: GPA12-0002 ALLRED BOARDWALK
 Adoption of Resolution No. 4651

Request: Minor General Plan text amendment approval by modifying the language of the South Price Road Employment Corridor

Location: Southwest and southeast corners of Price and Willis roads

Applicant: Michael Curley
 Earl, Curley & Lagarde P.C.

Project Info: Approximately 64.5-acres

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Staff recommend approval of the proposed minor text amendment.

BACKGROUND

The request seeks approval of a Minor General Plan Text Amendment by modifying the language of the South Price Road Employment Corridor (SPREC) as it specifically applies to approximately 64.5-acres located immediately south of Willis Road on either side of Price Road. The proposed amendment would not apply to the balance of the land within the South Price Road Employment Corridor. The rectangular shaped parcel, bifurcated by Price Road, is bordered to the west by the Gila River Indian Community and to the south by existing employment uses and vacant land planned for future employment. A vacant parcel planned for employment uses as

well as Ellis Street abuts the subject site's east side with an existing residential subdivision located east of Ellis Street. Willis Road abuts the site's north side with existing and planned employment uses located north of Willis Road.

The General Plan designates the subject property as Employment allowing major employers, knowledge-intensive employers, industrial/business parks, and industrial support uses. Additionally, the General Plan identifies the subject site as falling within the South Price Road Employment Corridor (SPREC). This corridor, recognized as the City of Chandler's premier employment corridor, generally encompasses the property located on the west and east sides of Price Road, starting at Willis Road at the north, ending at the Chandler Heights Road alignment just north of Sun Lakes. Visually, the corridor starts at the southern edge of the Loop 101/202 freeway interchange, however historically the City has recognized Willis Road as the northern border as the property located north of Willis Road received zoning approval prior to the General Plan's SPREC designation. The SPREC encompasses approximately 1,450-acres, however once you factor in the Intel property at the southern side (also zoned prior to the SPREC designation), as well as land owned by the City of Chandler including the water treatment facility, the General Plan's SPREC designation practically applies to approximately 655-acres generally bounded by Willis Road and property just south of Queen Creek Road.

The SPREC language establishes and promotes the uniqueness of this premier employment corridor by reserving property for a honed-list of single employment users such as high-tech manufacturing and corporate offices, as well as knowledge intensive users located within campus-like settings. The uniqueness is furthered by the prescription that these specific single-user developments shall occur on parcels generally not less than 15-acres, unless they are part of an Innovation Zone as described further in the General Plan. The SPREC language continues by describing what the corridor is not by identifying uses that do not fit the category such as general industrial parks, warehousing, and general distribution.

The request seeks to modify the language, as it applies to the subject 64.5-acres only, to reduce the 'single-user' specificity, while maintaining the goal of promoting large-scale employment development in a campus like setting. The proposed SPREC minor text amendment simply strikes one word and adds four. The proposed language will read as follows (changes are italicized/underlined or strike through):

South Price Road Employment Corridor. This area is recognized as the City's premier employment corridor, which is *generally* reserved for ~~single~~ large/significant size employment users such as high-tech manufacturing, corporate offices, and knowledge intensive employers (See Glossary) in campus-like settings on parcels generally not less than 15 acres. Parcels less than 15 acres may be considered when they are part of a larger innovation zone as described in the Growth Area Element. General industrial parks and subdivisions, warehousing, distributorships and other uses that fall outside the description of knowledge-intensive employers, large office developments, or advance business services do not fit this category.

The proposed language continues to support the goal of creating the unique business environment the General Plan's South Price Road Employment Corridor prescribes, however acknowledges and responds to the changes that have taken place in the corporate business environment as evidenced by the large number of high-tech advanced business corporate employers that simply do not need 15-acres, and ultimately locate elsewhere.

DISCUSSION

Chandler's General Plan serves as an expression of development policies and is used to guide development decisions. The language contained within the South Price Road Employment Corridor includes a higher level of specificity normally found within a General Plan, however frames the intent and goal of reserving land for and promoting the development of large-scale high-tech employment users in campus-like settings. The SPREC language has served Chandler for over 2 decades ensuring this premier employment corridor maintained its unique identity within the Phoenix Valley.

As the corridor's evolution is studied, it becomes apparent that times and more importantly business needs and practices are changing. This is evidenced by recommendations made by Mary Jo Waits in the 'Next Twenty' report completed and submitted to the City Council in March 2007, a study and series of recommendations provided to better position and prepare Chandler for the next twenty years. In 'Next Twenty' it is identified that the Price Road corridor will play a critical role in Chandler's future prosperity, however will be a different role than played in the past. Businesses of today are doing more with less, and desire a higher level of flexibility than currently afforded in the SPREC language.

It is important to identify that of the approximate 655-acres the SPREC language practically applies to, currently only 40% contains development, however a series of developed buildings remain vacant or under-utilized. As certain users have either out-grown their building, or reduced staffing, entire buildings or portions thereof are unable to be utilized by other users as the SPREC 'single-user' prescription prevents this. The proposed amendment will provide the subject property the flexibility to address these types of issues while preventing an un-wanted true multi-tenant outcome by generally reserving the property for large/significant size employment users.

Staff supports the proposed Minor General Plan text amendment finding the request simply provides a small degree of necessary flexibility within the SPREC language, while not altering the City's vision to promote and foster Chandler's premier employment corridor. The request does not alter the specified honed-list of permitted users, does not remove the intent for campus-like developments, nor removes the requirement that development occur on parcels generally not less than 15-acres. The removal of the term 'single' and insertion of 'large/significant size' continues to maintain the goal of ensuring campus-like development consisting of large-scale employment users within the Price Corridor.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.

- A Neighborhood meeting was held on September 26, 2012 at the Hampton Inn & Suites hotel located north and east of the northeast corner of Price and Willis Roads. The neighborhood meeting included information regarding the proposed General Plan (GP) Amendment as well as information regarding the future companion rezoning application. Approximately 28 neighboring property owners attended the meeting. Significant discussion occurred regarding the GP and Rezoning requests. Most discussion, questions and concerns centered around the future rezoning/ Preliminary Development Plan exhibits. Concerns regarding traffic patterns, Willis Road traffic, access on to Ellis Street and architectural design were raised. These issues will be identified in the future rezoning request. Staff was not aware of any opposition to the Minor General Plan amendment request offered at the neighborhood meeting.
- In response to concerns raised during the neighborhood outreach involving a desire to prohibit direct vehicular access to Ellis Street, the applicant has agreed to remove the southeast portion of the subject site that directly abuts Ellis Street from the General Plan amendment and rezoning requests. The applicant is currently working with the adjacent property owner on the east to acquire the removed remnant property.

At the time of this writing, Staff has had phone conversations with the representative of a neighboring employment property owner in opposition. The representative has stated concerns that the amendment will ultimately allow true multi-tenant type employment development to occur inconsistent with the intent of the SPREC language.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

The item was discussed at the regular hearing. Staff presented a brief history of Price Road including the successes and shortcomings of the SPREC language as it exists today. Discussion centered around recent Price Road construction activity and whether or not that activity was consistent with the SPREC language or an exception due to 'grand-fathered' zoning rights. Planning Commission ultimately forwards a unanimous recommendation of approval with the following comments. First, commissioners stated that while this request is considerable on the subject site individually, it was felt an amendment to the SPREC language as it applies to the entire corridor (processed by the City) would be more appropriate and urges consideration of such. Second, it was stated that the amount of building square-footage on the corridor that has sat vacant primarily due to the specificity of the SPREC language is not in keeping with the goals of the General Plan to foster and promote the corridor.

Three neighboring residential property owners spoke at the hearing. The neighbors raised concerns including changing the vision for Price Road, traffic generated by the future business park, right-of-way improvements on Willis Road, preference to amend the General Plan language for the entire corridor and not site by site, as well as a desire to provide individual architectural identity for the future buildings and businesses. The majority of concerns relate more to the future zoning request and not the General Plan request, however the preference to not spot-amend the General Plan is applicable.

A neighboring employment land owner's representative spoke at the hearing. Comments included a reminder that the Chandler Citizens ratified the General Plan in 2008 reaffirming the SPREC language and vision. Additionally, the representative echoed the concern for amending the language on a site-specific nature and not the corridor as a whole.

RECOMMENDED ACTION

Planning Commission and Staff recommend approval of the proposed Minor General Plan text amendment modifying the language of the South Price Road Employment Corridor, as identified in case GPA12-0002 ALLRED BOARDWALK.

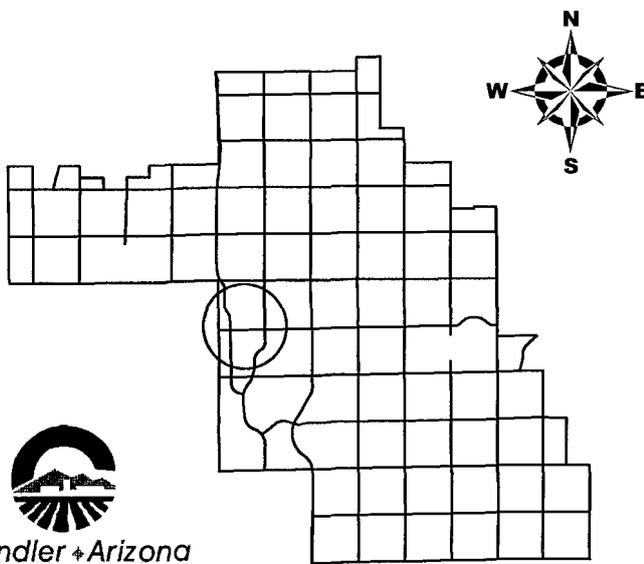
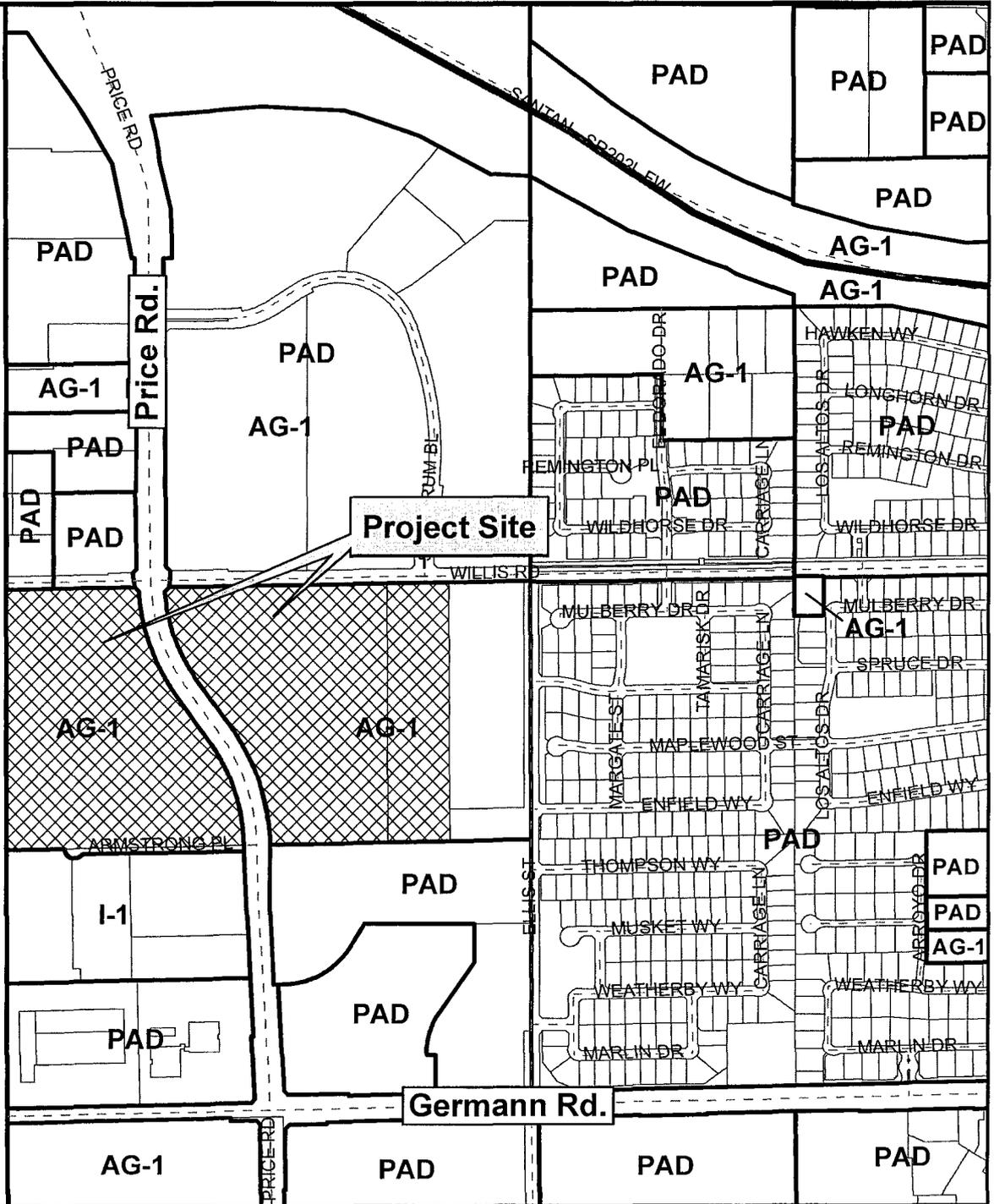
PROPOSED MOTION

Move to adopt Resolution No. 4651 approving the Minor General Plan text amendment in case GPA12-0002 ALLRED BOARDWALK, as recommended by Planning Commission and Staff.

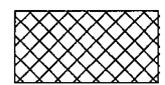
Attachments

1. Vicinity Maps
2. Resolution 4651
3. General Plan Future Land Use Plan
4. Minor General Plan Amendment Booklet

Gila River Indian Community



Vicinity Map



GPA12-0002

Allred Boardwalk

RESOLUTION 4651

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE SOUTH PRICE ROAD EMPLOYMENT CORRIDOR LANGUAGE WITHIN THE LAND USE ELEMENT OF THE GENERAL PLAN ADOPTED BY CITY COUNCIL ON JUNE 26, 2008 AND RATIFIED BY VOTERS ON NOVEMBER 4, 2008 AS IT APPLIES TO APPROXIMATELY 64.5-ACRES LOCATED AT THE SOUTHWEST AND SOUTHEAST CORNERS OF PRICE AND WILLIS ROADS.

WHEREAS, the Chandler City Council has resolved by previous resolution that it expects to expand, modify, or otherwise update the General Plan as provided for by law or as deemed appropriate in the opinion of the City Council; and

WHEREAS, this amendment as proposed would amend the South Price Road Employment Corridor language by replacing the 'single' user specificity with a 'large/significant size' employment user requirement as it applies to approximately 64.5-acres located at the southwest and southeast corners of Price and Willis roads; and

WHEREAS, this amendment does not meet the criteria for a major general plan amendment; and

WHEREAS, all State of Arizona legal requirements for a non-major amendment to the General Plan have been met, including a public hearing held by the Planning Commission on October 17, 2012;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. That the South Price Road Employment Corridor language found within the Land Use Element of the General Plan as it applies to approximately 64.5-acres of land as illustrated in Exhibit 'A', as attached hereto, and more fully documented in case no. GPA12-0002 ALLRED BOARDWALK as kept on file in the City of Chandler Transportation & Development Department, is hereby amended to read as follows:

South Price Road Employment Corridor. This area is recognized as the City's premier employment corridor, which is generally reserved for large/significant size employment users such as high-tech manufacturing, corporate offices, and knowledge intensive employers (See Glossary) in campus-like settings on parcels generally not less than 15 acres. Parcels less than 15 acres may be considered when they are part of a larger innovation zone as described in the Growth Area Element. General industrial parks and subdivisions, warehousing, distributorships and other uses that fall outside the description of knowledge-intensive employers,

large office developments, or advance business services do not fit this category.

SECTION II. The Transportation & Development Department of the City of Chandler is hereby authorized and directed to enter such changes as may be necessary upon the Chandler Land Use Element of the Chandler General Plan, in hand copy and electronic versions, in compliance with this resolution.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2012.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4651 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

RESOLUTION 4651 – Exhibit ‘A’

LEGAL DESCRIPTION
ALLRED BOARDWALK

GLO Lot 6 and the northeast quarter of the southwest quarter of Section 6, Township 2 south, Range 5 east of the Gila and Salt River Meridian, Maricopa County, Arizona;

EXCEPT

The easterly 410.00 feet of the northeast quarter of the southwest quarter of said Section 6.

ALSO EXCEPT

That part of GLO Lot 6, Section 6, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, lying 40 feet on either side of the following described line:

COMMENCING at a rebar with cap found at the southeast corner of GLO Lot 6, from which an aluminum cap found at the southwest corner of said GLO Lot 6 bears South 88°56'56" West, 1198.37 feet along the south line of said GLO Lot 6; thence South 88°56'56" West along the south line, a distance of 64.94 feet to a point on a non-tangent curve, the radius point of which bears South 87°02'15" West, 1009.55 feet and the TRUE POINT OF BEGINNING;

Thence northwesterly, 583.24 feet along the arc of said curve concave to the southwest, through a central angle of 33°06'04";

Thence North 36°03'50" West, a distance of 301.74 feet to a point of curvature having a radius of 926.43 feet;

Thence northwesterly, 580.28 feet along the arc of said curve concave to the northeast, through a central angle of 35°53'16" to a point on the north line of said GLO Lot 6, said point bearing North 89° 06' 09" East, a distance of 720.32 feet from the northwest corner of said GLO Lot 6.

ALSO EXCEPT

That part of GLO Lot 6, Section 6, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, dedicated as right of way for Price Road per Document No. 86-530605, records of Maricopa County, Arizona; described as follows:

COMMENCING at a rebar with cap found at the southeast corner of GLO Lot 6, from which an aluminum cap found at the southwest corner of said GLO Lot 6 bears South 88°56'56" West, 1198.37 feet along the south line of said GLO Lot 6; thence along said south line, South 88°56'56" West, 104.96 feet to the POINT OF BEGINNING

Thence South 88°56'56" West, 25.02 feet to a point on a non-tangent curve, the radius point of which bears South 86°54'21" West, 944.55 feet;

Thence northerly, 543.52 feet along the arc of said curve concave to the southwest through a central angle of 32°58'11";

Thence North 36°03'50" West, 301.74 feet to a point of curvature having a radius of 991.43 feet;

Thence northwesterly, 568.89 feet along the arc of said curve concave to the northeast, through a central angle of 32°52'37";

Thence North 49°16'48" West, 27.51 feet to a point on a line 33.00 feet south of and parallel with

the north line of said GLO Lot 6;

Thence along said parallel line, North 89°06'09" East, 45.01 feet to a point on a non-tangent curve, the radius point of which bears North 87°50'15" East, 966.43 feet;

Thence southerly, 571.83 feet along the arc of said curve concave to the east, through a central angle of 33°54'05";

Thence South 36°03'50" East, 301.74 feet to a point of curvature having a radius of 969.55 feet;

Thence southeasterly, 558.80 feet along the arc of said curve concave to the southwest, through a central angle of 33°01'20" to the POINT OF BEGINNING.

ALSO EXCEPT

That part of GLO Lot 6, Section 6, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, dedicated as right of way for Price Road per Document No. 86-530605, records of Maricopa County, Arizona; described as follows:

BEGINNING at a rebar with cap at the southeast corner of GLO Lot 6, from which an aluminum cap found at the southwest corner of said GLO Lot 6 bears South 88°56'56" West, 1198.37 feet along the south line of said GLO Lot 6;

Thence South 88°56'56" West, 24.91 feet to a point on a non-tangent curve, the radius point of which bears South 87°06'37" West, 1049.55 feet;

Thence northerly, 607.69 feet along the arc of said curve concave to the southwest, through a central angle of 33°10'27";

Thence North 36°03'50 West, 301.74 feet to a point of curvature having a radius of 886.43 feet;

Thence northwesterly, 522.73 feet along the arc of said curve concave to the northeast, through a central angle of 33°47'14" to a point on a line 33.00 feet south of and parallel with the north line of said GLO Lot 6;

Thence along said parallel line, North 89°06'09" East, 45.01 feet;

Thence South 43°04'07" West, 27.77 feet to a point on a non-tangent curve, the radius point of which bears North 86°21'11" East, 861.43 feet;

Thence southerly, 487.38 feet along the arc of said curve concave to the northeast, through a central angle of 32°25'00";

Thence South 36°03'50" East, 301.74 feet to a point of curvature having a radius of 1074.55 feet;

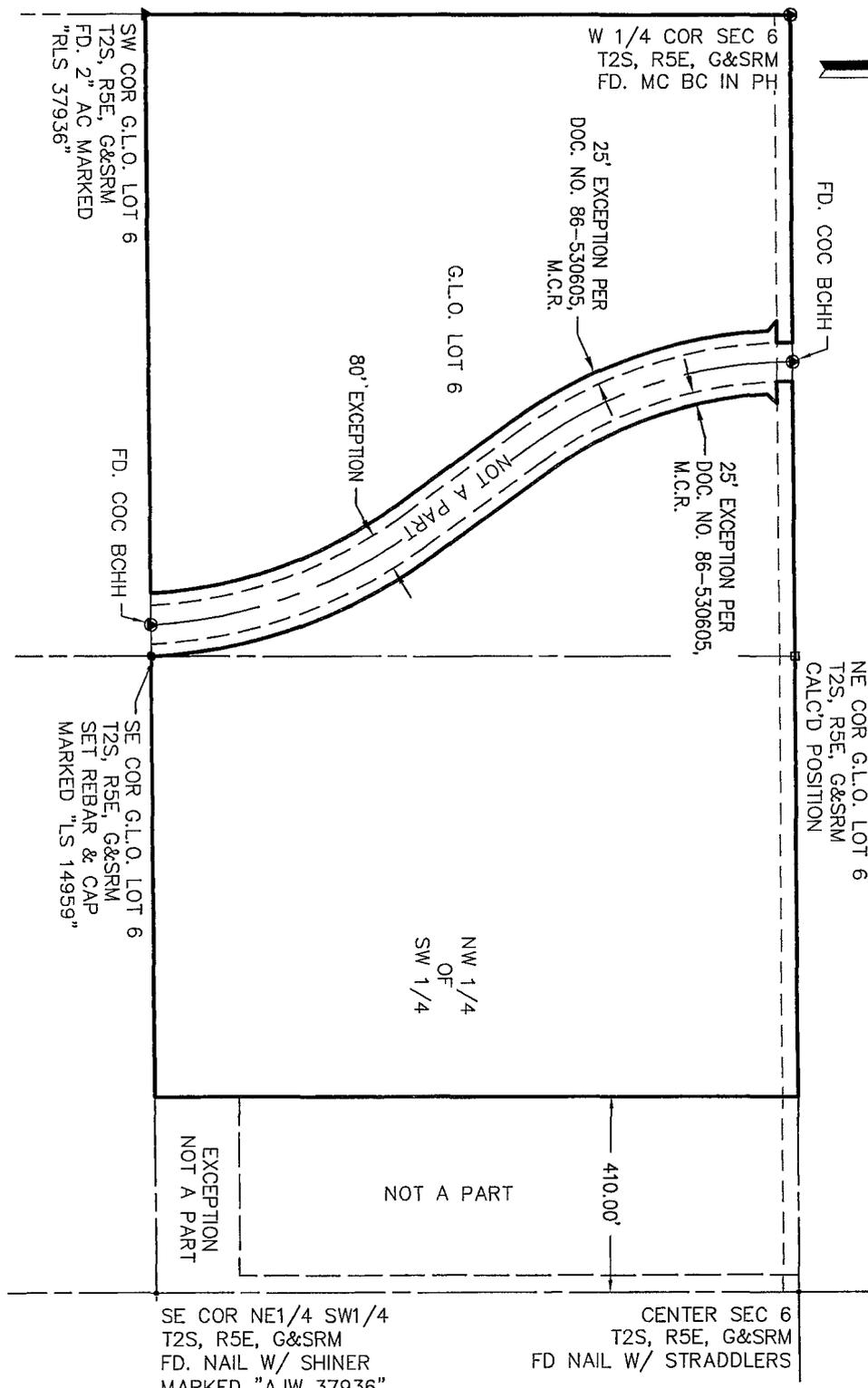
Thence southeasterly, 620.91 feet along the arc of said curve concave to the southwest, through a central angle of 33°06'26";

Thence South 00°10'44" East, 2.06 feet to the POINT OF BEGINNING.

Said parcel containing 2,807,692 square feet or 64.455 acres, more or less.



Expires 06/30/20__



DATE: 10/2012

SCALE:
NTS

SHEET

1 OF 1

ALLRED BOARDWALK

CHANDLER, ARIZONA



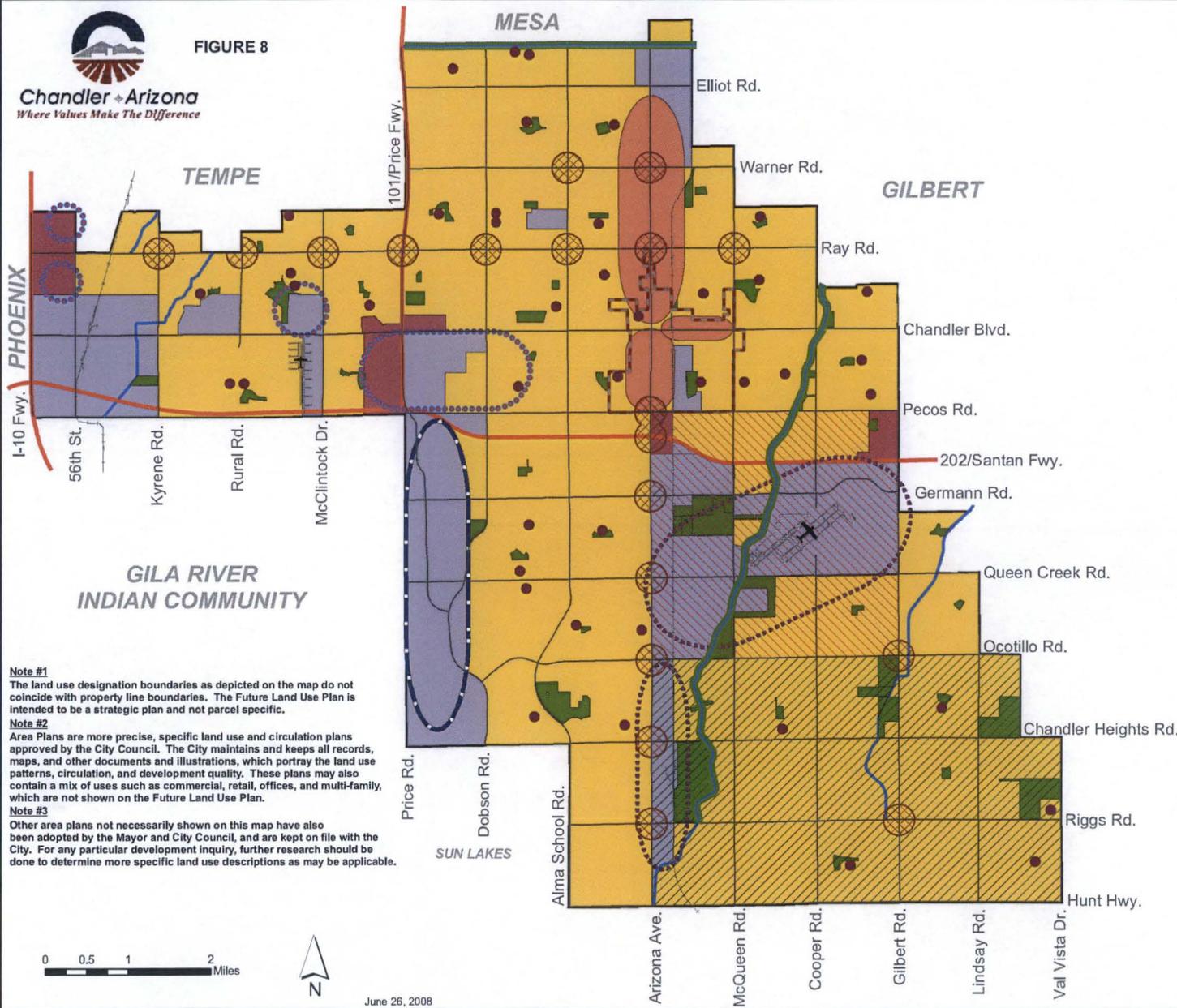
**DAVID EVANS
AND ASSOCIATES INC.**

4600 East Washington Street, Suite 430
Phoenix Arizona 85034
Phone: 602.678.5151



Chandler Arizona
Where Values Make The Difference

FIGURE 8



FUTURE LAND USE PLAN

- RESIDENTIAL**
This category allows a range of residential densities from Rural Residential (0 - 2.5 dwellings per acre) to Urban Residential (18+ dwellings per acre) based upon location and other criteria described in the text of the General Plan. Public facilities, commercial offices, and institutional uses may be located along frontages of arterial streets, commercial may be located at the corners of arterial street intersections, and mixed-use developments may be located at the intersection of major arterial streets and along High Capacity Transit Corridors.
- COMMERCIAL**
Major regional commercial uses such as malls, power centers, large single-use retail development, and other major commercial developments. As described in the text of the General Plan, mixed-use developments, large office developments, and a compatible mix of residential densities can be considered in regional commercial areas.
- EMPLOYMENT**
Major employers, knowledge-intensive employers, industrial/business parks, and industrial support uses. A compatible mix of residential densities as an integral component, and innovation zones may be considered as described in the text of the General Plan.
- RECREATION / OPEN SPACE**
Public parks and open spaces shown are greater than approximately five acres in size. For a complete map including recreational facilities and privately owned golf courses, see the Recreation and Open Space Element.
- COMMERCIAL NODES**
Neighborhood or community commercial, including large single-use retail development. By policies described within the text of the General Plan and area plans, commercial offices, commercial services, and institutional uses can be developed at commercial nodes. All new commercial will take into consideration existing commercial development which may not necessarily be shown on this map.
- REVITALIZATION / INFILL GROWTH AREA**
Mixed-uses including commercial, office, public, and various residential densities.
- SOUTH PRICE ROAD EMPLOYMENT CORRIDOR**
Large single-user campus employment, or as an alternative, an innovation zone as described in the text of the General Plan can be considered.
- LARGE TRACT GROWTH AREAS**
See Growth Areas Element.
- GROWTH EXPANSION NODES**
See Growth Areas Element.
- DOWNTOWN AREA ***
Mixed-use, public facilities, commercial, office, employment, and various residential densities to preserve and revitalize the downtown area. See Downtown South Arizona Avenue Area Plan for more specific land use descriptions.
- AIRPARK AREA ***
A mix of employment, commercial, residential densities, and open space within the Airpark Employment Area, designated to be compatible with the Chandler Municipal Airport. See the Chandler Airpark Area Plan for more specific land use descriptions.
- SOUTHEAST CHANDLER AREA ***
Predominantly rural and low density residential land uses that respect and protect the rural/agrarian lifestyle of the area. See Southeast Chandler Area Plan for more specific land use descriptions.
- SCHOOLS**
Public elementary, middle, high school, and community college.

Note #1
The land use designation boundaries as depicted on the map do not coincide with property line boundaries. The Future Land Use Plan is intended to be a strategic plan and not parcel specific.

Note #2
Area Plans are more precise, specific land use and circulation plans approved by the City Council. The City maintains and keeps all records, maps, and other documents and illustrations, which portray the land use patterns, circulation, and development quality. These plans may also contain a mix of uses such as commercial, retail, offices, and multi-family, which are not shown on the Future Land Use Plan.

Note #3
Other area plans not necessarily shown on this map have also been adopted by the Mayor and City Council, and are kept on file with the City. For any particular development inquiry, further research should be done to determine more specific land use descriptions as may be applicable.



June 26, 2008