



Chandler · Arizona
Where Values Make The Difference

#14

NOV 07 2013

Chandler



2010

MEMORANDUM

Transportation & Development – CC Memo No. 13-119

DATE: NOVEMBER 7, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER ^{MR}
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR ^{RJ}
JEFF KURTZ, PLANNING ADMINISTRATOR ^{JK}
KEVIN MAYO, PLANNING MANAGER ^{KM}

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER ^{JMN}

SUBJECT: PDP13-0007 BELLMAN LLC

Request: Preliminary Development Plan (PDP) approval for the site layout and building design for a new light industrial building

Location: South of Germann Road and west of Gilbert Road at the northwest corner of Stearman and Douglas Drives

Applicant: Cawley Architects

Project Info: Approximately 7 acres, light industrial warehouse with general office development includes 105,468 square feet of building area; Phase 1 with a 63,965 square foot two-story building and Phase 2 with a 41,503 square foot one-story building

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Airpark Area Plan, Planning Commission and Planning Staff recommend approval subject to conditions.

BACKGROUND

The subject property is currently zoned Planned Area Development (PAD) for light industrial and general office uses located within the Chandler Airport Business Park (CABP) master plan. Parcels to the north, south, and east are vacant and within the larger CABP master plan designated for light industrial. West of the site is the Chandler Municipal Airport. The parcel is within the Chandler Airpark Area Plan designated for Commercial/Office/Business Park

(Taxiway Access), which allows for campus-like business parks with corporate offices, office park, high-tech users, light industrial, and aviation-oriented office. The property was zoned PAD in 2006 along with a Preliminary Development Plan (PDP) for one, multi-tenant general office building at 64,318 square feet and 3-stories in height, and a future phase including two multi-tenant industrial warehouse buildings totaling 43,073 square feet.

The application requests PDP approval for site and building design to allow for a light industrial development with general office. The development includes new light industrial buildings totaling 105,468 square feet to be developed in two phases. Phase 1 includes a 63,965 square foot two-story building and Phase 2 with a 41,503 square foot one-story building. Phase 2 will adjoin the Phase 1 building. The Phase 1 building will be occupied by Savage Universal, an existing Chandler company.

The building is placed in a landscape setting at the intersection corner with plant materials lining both streetscapes up to building façades. The desert themed landscaping includes a variety of trees such as Mesquite and Palo Verde, shrubs, and granite rock. A driveway access is provided along both street frontages. Decorative concrete pavers are provided at each driveway. Each phase includes a gated rear yard area with truck loading areas.

The building's architectural design is a modern, geometric theme. Rooflines vary in height, exterior wall panels include vertical and horizontal elements, multiple paint colors, metal canopies, and decorative reveals. Savage Universal's two-story entry is designed primarily with windows featuring horizontal bands that tie into the reveals of the concrete tilt panels. The materials, accents, and paint colors are consistently applied in Phase 1 and 2 buildings.

The development meets parking requirements providing a total of 128 parking spaces. A parking area is provided in front of each building and additional parking is within the rear outdoor yards.

Building and freestanding monument signs are included in the Development Booklet. Signs for Savage represent a logo with business name. The sign is a metal cabinet internally illuminated with routed-out push-thru lettering. Two building signs and two, 6-foot high monument signs are proposed. One monument sign is located along each street frontage.

CHANDLER AIRPORT BUSINESS PARK DESIGN STANDARDS

The CABP includes development design standards that were implemented through the zoning of Cardinal Health's property. The standards identify some specific design criteria as well as other generalized design objectives to be implemented. The streetscape includes specific street corner landscape themes that vary between the different types of intersection corners. Particular tree species planting themes are identified to occur along specific streets. Sidewalks will be patterned near intersections and meander within tree groupings along the streets. Parking lot screen walls from street view will be uniform in certain design characteristics such as the wall-cap detail. Screen walls will also integrate with the individual building designs through the use of common materials and color used in the building's architecture.

In addition, there are architectural design standards for the Business Park. Buildings within the CABP will most typically be constructed with tilt-up concrete or cement block. Architectural finishes will vary, and building designs are mandated to incorporate architectural elements to break up horizontal wall planes while incorporating vertical relief in the building wall or with architectural elements in front of the wall plane. Colors will be limited to earth tones and used to offset or highlight plane changes. Tilt-up concrete buildings will incorporate vertical relief in other specified manners. Building facades along streets will feature an abstract expression in the design or massing. Architectural solutions within the CABP will meet or exceed those quality standards exemplified in the Cardinal Health building.

The proposed Savage Universal development meets the development design standards for CABP in addition to meeting Commercial Design Standards.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was mailed August 29, 2013. As of the date of this memo, Planning Staff and the applicant have not been contacted regarding this application.
- Planning Staff is not aware of any opposition to this proposal.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

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

RECOMMENDED ACTION

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "BELLMAN LLC", kept on file in the City of Chandler Planning Division, in File No. PDP13-0007, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3867 in case DVR06-0030, except as modified by condition herein.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
5. 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.

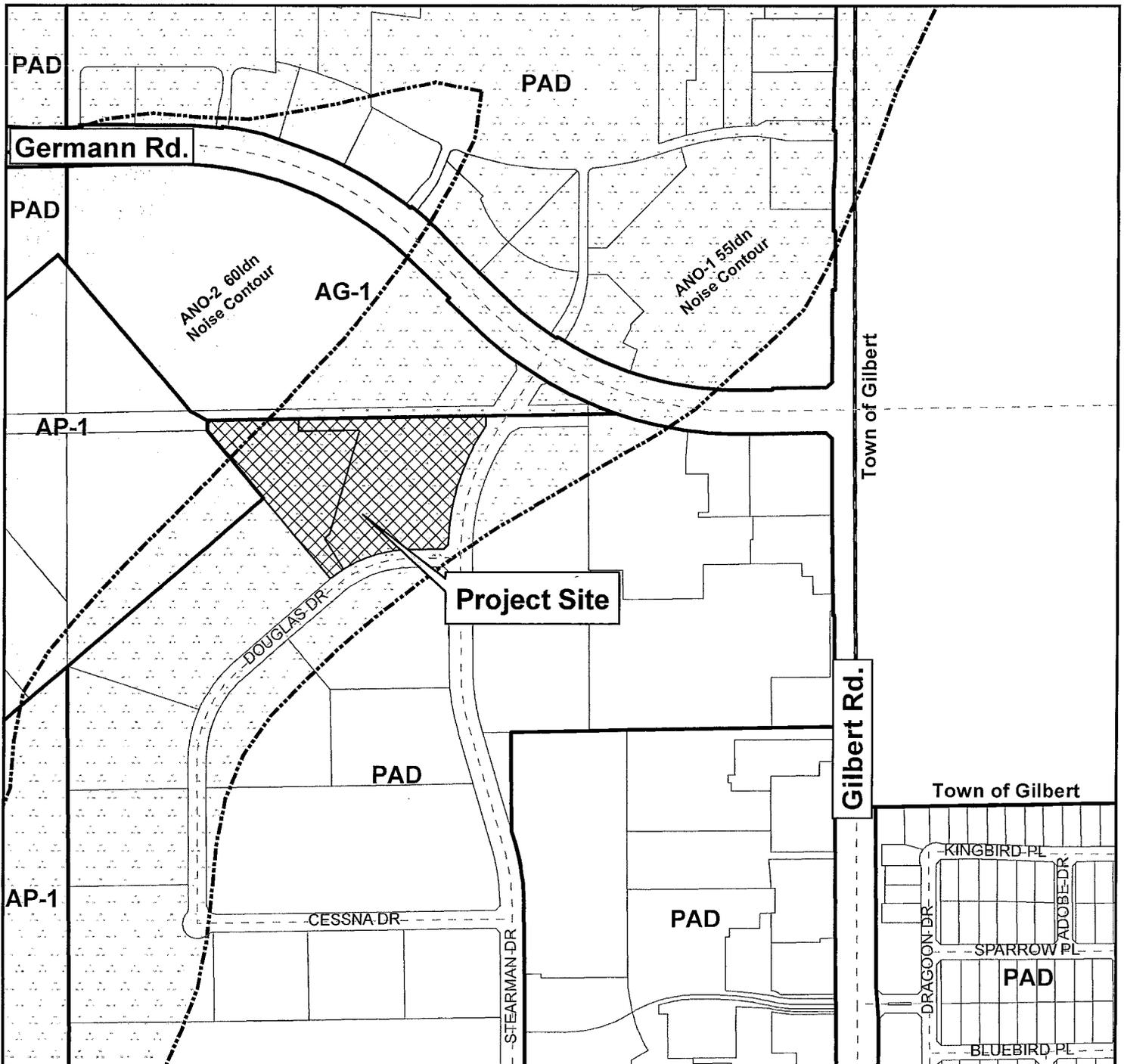
6. Raceway signage shall be prohibited within the development.

PROPOSED MOTIONS

Move to approve Preliminary Development Plan request PDP13-0007 BELLMAN LLC for a light industrial office development, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

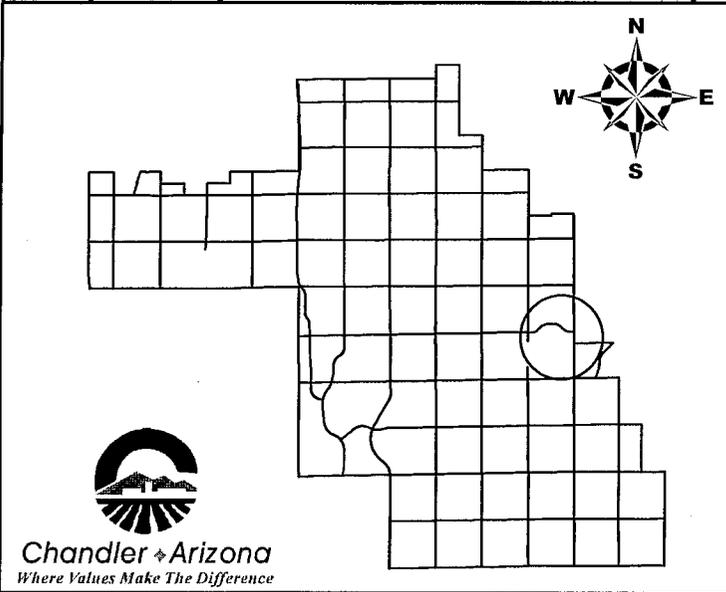
1. Vicinity Maps
2. Chandler Airport Business Park Master Plan
3. Chandler Airpark Area Plan
4. Site Plan
5. Landscape Plan
6. Building Elevation Perspectives and Elevations
7. Ordinance No. 3867 in case DVR06-0030
8. Development Booklet, Exhibit 'A'



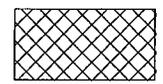
Town of Gilbert

Gilbert Rd.

Town of Gilbert



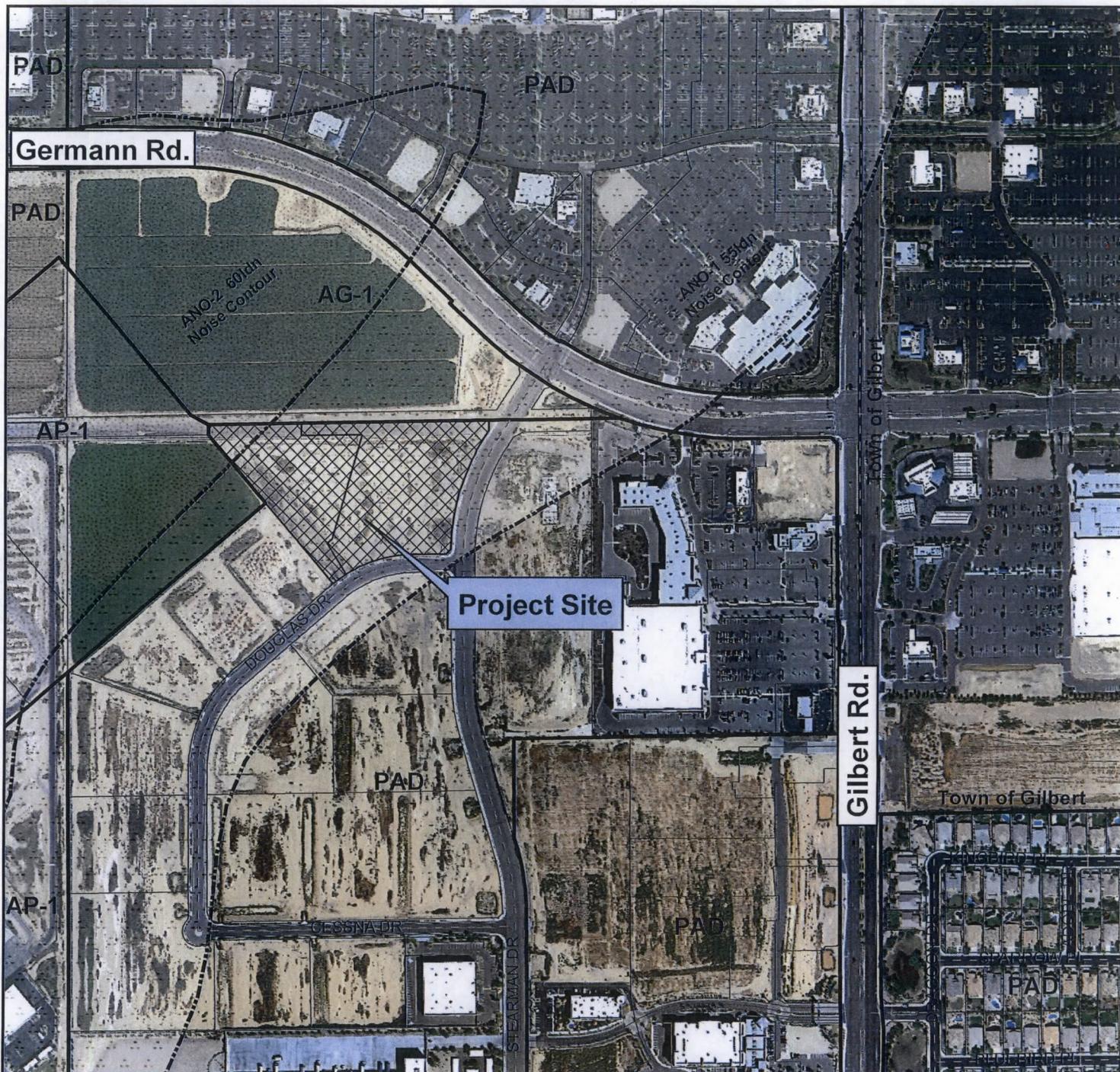
Vicinity Map



PDP13-0007

Bellman, LLC





Project Site

Germann Rd.

Gilbert Rd.

PAD

PAD

PAD

ANO-2 60db
Noise Contour

AG-1

ANO-55db
Noise Contour

AP-1

DOUGLAS DR

PAD

AP-1

CRESSNA DR

PAD

SHEARMAN DR

Town of Gilbert

SPRINGFIELD

PAD

Vicinity Map



PDP13-0007

Bellman, LLC



Chandler Arizona
Where Values Make The Difference

This map is only one portion of the complete and final Chandler Airport Area Plan produced by BRW and adopted by the Chandler City Council on November 5, 1998. This map is not exclusive information regarding Chandler's Airport Area Plan and should not be viewed as such. The complete Chandler Airport Area Plan document contains detailed information and descriptions of each land use category as well as more information about the land use, transportation, infrastructure and economic development elements planned for this area.

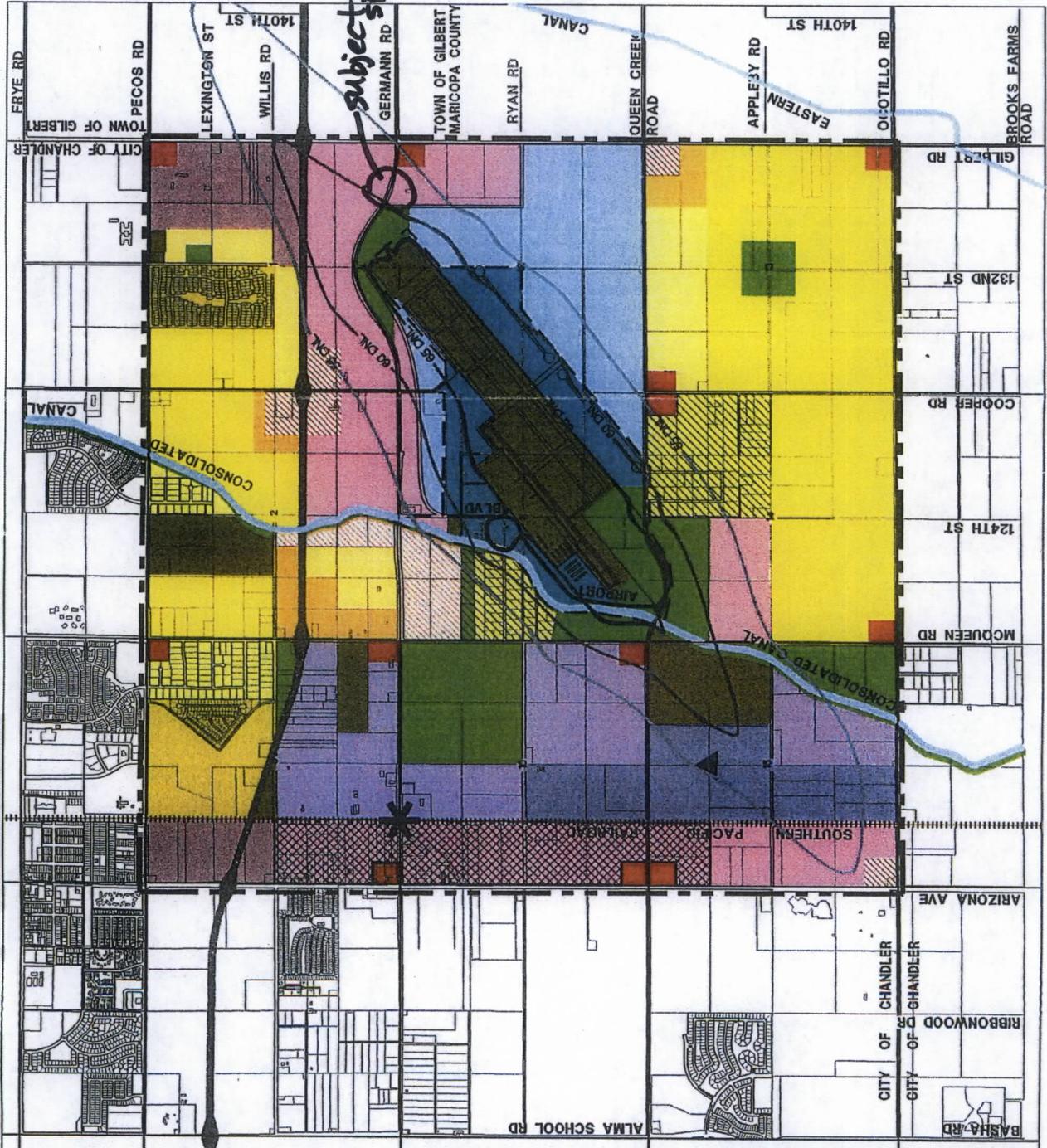
**CHANDLER AIRPARK
Area Plan**

**FINAL
LAND USE PLAN**

	RR (0-15 D.U. PER ACRE) 300 ACRES
	LDR (0.5-3.5 D.U. PER ACRE) 1020 ACRES
	LMDR (3.6-8 D.U. PER ACRE) 240 ACRES
	MDR (8.4-20 D.U. PER ACRE) 200 ACRES
	HDR (21.4-48 D.U. PER ACRE) 130 ACRES
	NEIGHBORHOOD COMMERCIAL 75 ACRES
	COMMUNITY COMMERCIAL 240 ACRES
	SPECIAL USE COMMERCIAL 30 ACRES
	COMMERCIAL/OFFICE/BUSINESS PARK 846 ACRES
	LIGHT INDUSTRIAL 30 ACRES
	INDUSTRIAL 280 ACRES
	COMMERCIAL/OFFICE/BUSINESS PARK (ACCESS)
	OFFICE INDUSTRY (PBO) 140 ACRES
	PUBLIC / SEMI-PUBLIC FACILITIES 470 ACRES
	PARKS AND OPEN SPACE 200 ACRES
	SPECIAL OVERLAY ZONE (TO ANY COMMERCIAL USE)
	LIGHT RAIL CORRIDOR OVERLAY PLANNING AREA (POTENTIAL MIXED USE) 250 ACRES
	FUTURE TRANSIT CENTER
	POTENTIAL FUTURE TRANSIT RAIL YARD
	LOOP 202 BANTAM FREEWAY
	TENTATIVE ALIGNMENT
	NOISE CONTOUR 55
	NOISE CONTOUR 60
	NOISE CONTOUR 65 OR GREATER
	AIRPORT BOUNDARY
	STUDY AREA BOUNDARY AND AIRPORT OVERLAY DISTRICT

GRAPHIC SCALE
2000 0 2000 4000 8000
(IN FEET)
1 inch = 2000 ft.

NOTE: ALL DISTANCES AND AREAS MEASURED IN EXCELLENCE. THESE SPACES ARE FOR 200 LEVELS.
SOURCE: BRW 2008



chandler Airport Area plan

R:\PLANNERS\CHANDLER\COOR\ALT-LUMC.DWG Oct 12, 1998 - 4:25pm PLOT DATE:

CAVILLY
ARCHITECTS
730 N. 52nd Street
PHOENIX, AZ 85008
602.933.5060



BELLMAN LLC
2050 SOUTH STEARMAN DRIVE
CHANDLER, ARIZONA
85286

DATE	DESCRIPTION
02-08-13	PRELIMINARY
02-25-2013	PPM SUBMITTAL
07-18-2013	REVISED
08-28-2013	75% SET
08-28-2013	FINAL

LGE
DESIGN/BUILD
4011 N. 25th St
PHOENIX, AZ 85016

Project: BLM
A1.0

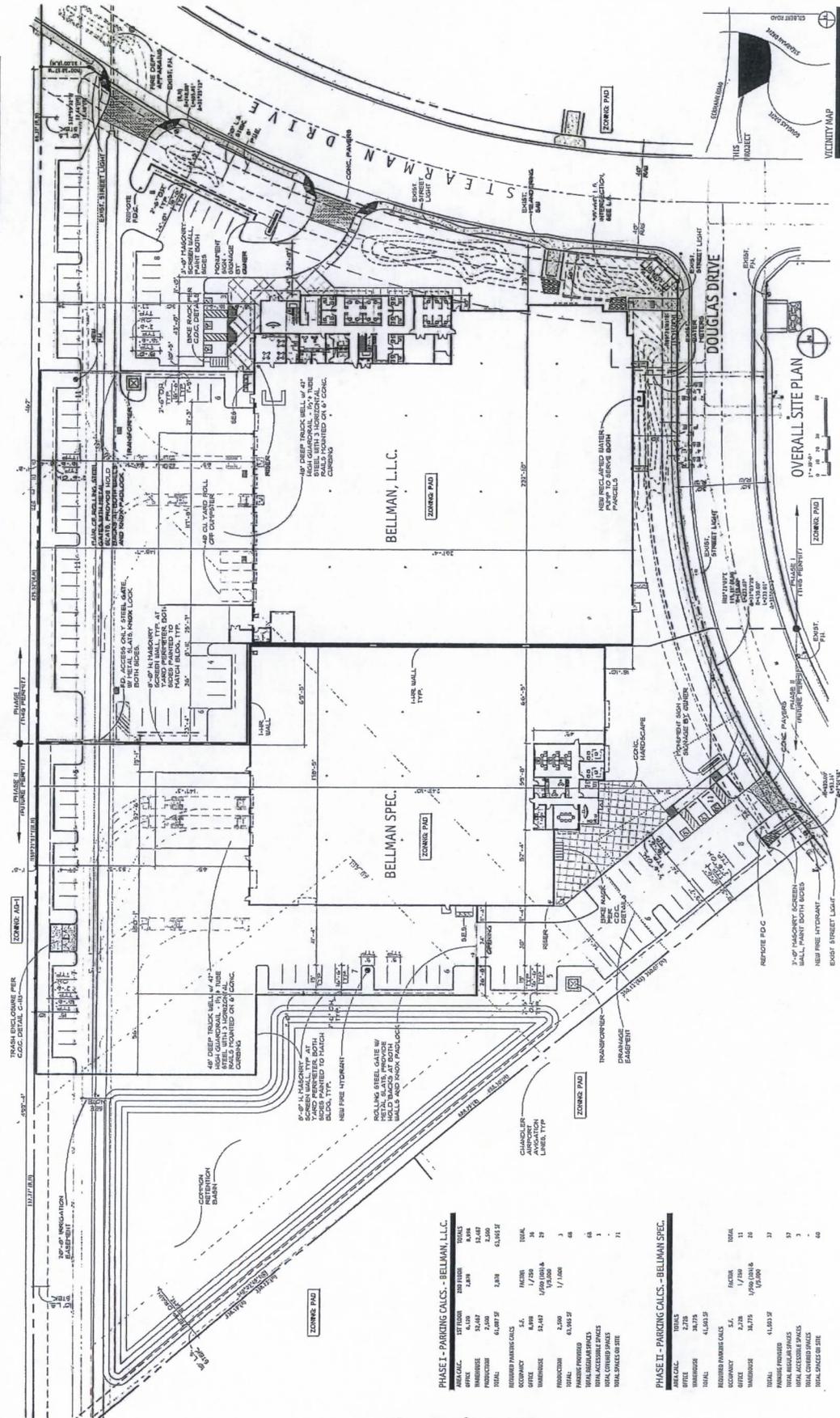
A NEW BUILDING PROJECT
BY: **LGE**
BELLMAN, L.L.C.

PHASE II - PROJECT DATA - BELLMAN SPEC

OWNER: LGE (CONTRACTOR)
DESIGNER: LGE (CONTRACTOR)
DATE: 02/08/13
SHEET: 11 OF 13
SCALE: AS SHOWN
PROJECT: A NEW BUILDING PROJECT

PHASE I - PROJECT DATA - BELLMAN, L.L.C.

OWNER: LGE (CONTRACTOR)
DESIGNER: LGE (CONTRACTOR)
DATE: 02/08/13
SHEET: 11 OF 13
SCALE: AS SHOWN
PROJECT: A NEW BUILDING PROJECT



Site plan

PHASE I - PARKING CALC. - BELLMAN, L.L.C.

AREA/CALC.	AREA	TYPE	TOTAL
1ST FLOOR	280,000	TYPE A	52,000
2ND FLOOR	280,000	TYPE B	52,000
3RD FLOOR	280,000	TYPE C	52,000
TOTAL	840,000		156,000

PHASE II - PARKING CALC. - BELLMAN SPEC

AREA/CALC.	AREA	TYPE	TOTAL
1ST FLOOR	280,000	TYPE A	52,000
2ND FLOOR	280,000	TYPE B	52,000
3RD FLOOR	280,000	TYPE C	52,000
TOTAL	840,000		156,000

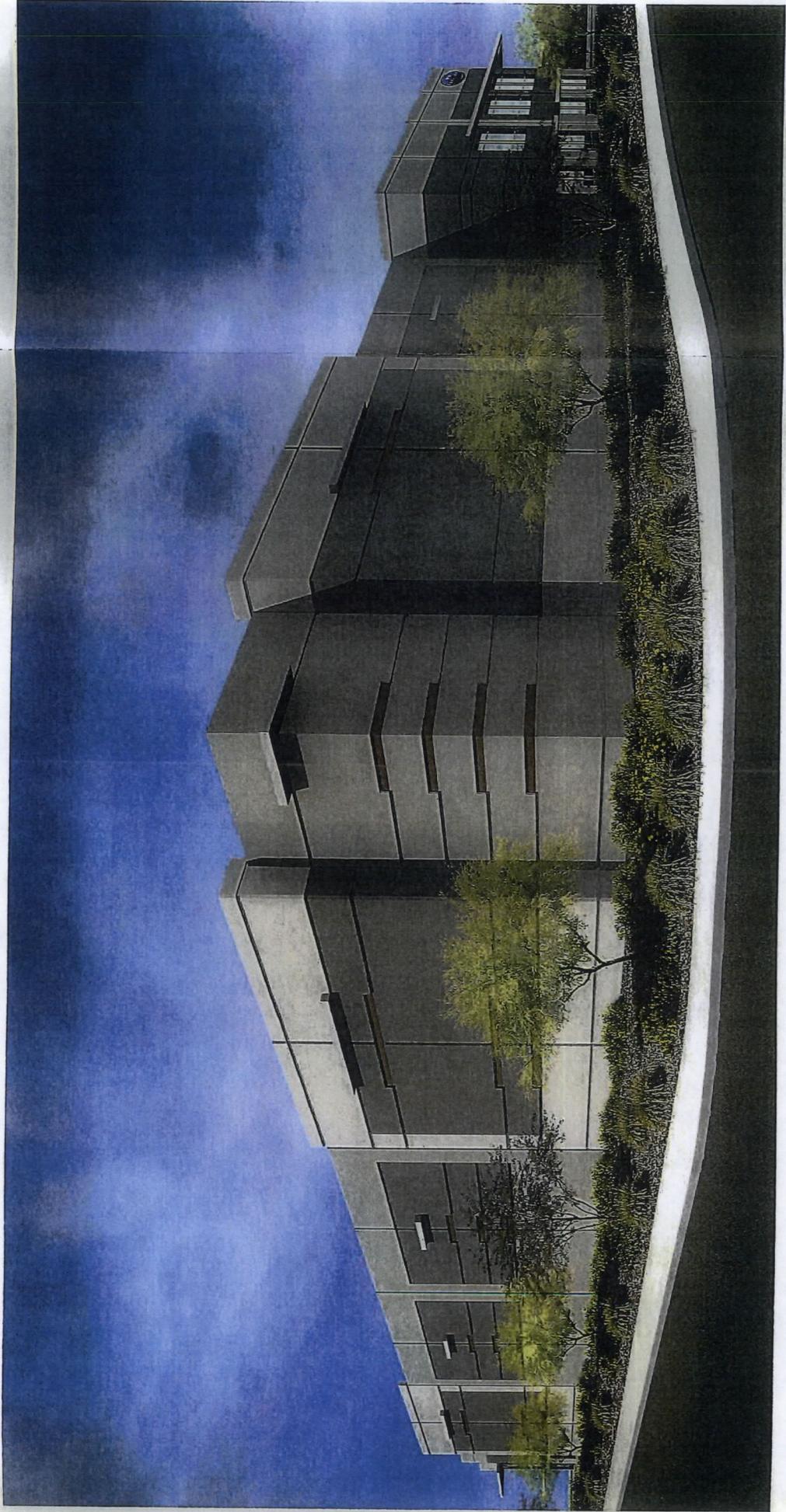


Bellman, LLC Chandler, Arizona
This artist rendering is for conceptual design only and should not be referred to as a construction document.

2013 . 07 . 06

Phase I - Savage Universal Entrance - View From Northeast





Bellman, LLC Chandler, Arizona

This artist rendering is for conceptual design only and should not be referred to as a construction document.

2013.07.06

Phase I - View From Intersection at Douglas Dr. & Stearman Dr.





Bellman, LLC

Chandler, Arizona

This artist rendering is for conceptual design only and should not be referred to as a construction document.

2013_09_06

Phase II - Tenant Entrance - View From Southwest



GENERAL NOTES

- SEE ARCHITECTURAL DRAWINGS FOR LEVEL
- SEE DOORS SCHEDULE FOR WALL UP DOOR HEIGHTS
- SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS

MATERIAL KEY

CONCRETE TYPICAL
 METAL PANEL SYSTEM OVER STEEL FRAMING

CANOPY KEY

FRAMING
 CANOPY FRAME - 1" x 4" CHANNEL PAINTED 'Y'
 CANOPY DECK - 1/2" PER. FR. PANEL PAINTED 'Y'
 CANOPY LOWER - 1/2" x 4" CHANNEL PAINTED 'Y'

GLAZING KEY

MATERIAL COLOR / FINISH
 FRAMES ALUM. GR. CLEAR ANODIZED
 INSIDER GLASS UNLEADED REFLECTIVE
 INSIDER GLASS 1/4"

1. 'W' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS
 2. SEE WINDOW TYPES FOR LOCATIONS OF TYPED CANOPY

COLOR KEY

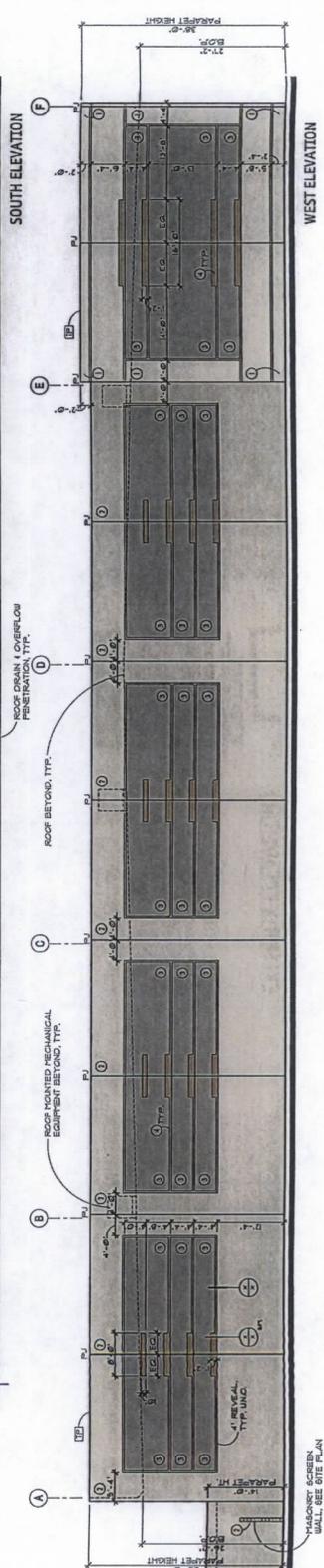
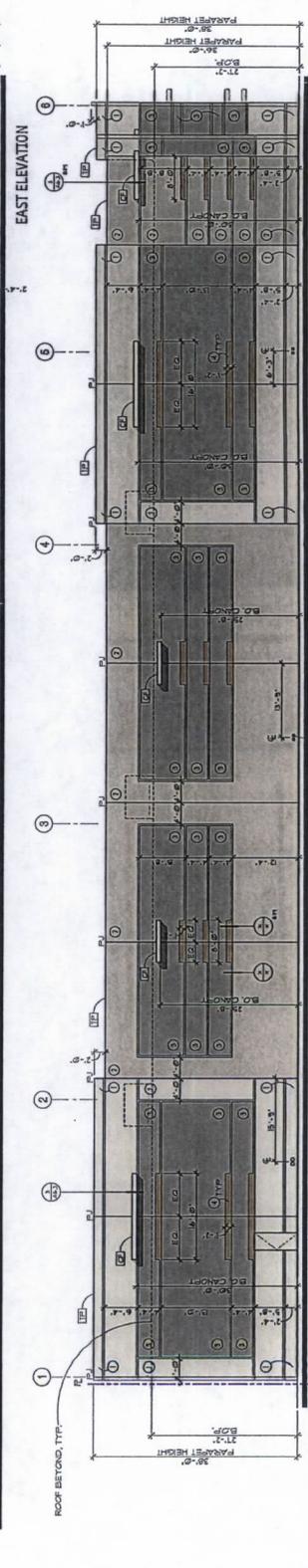
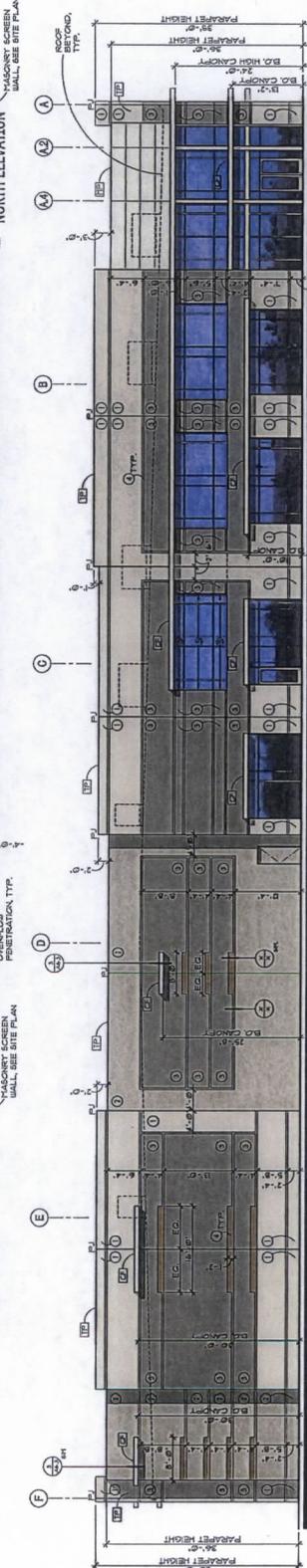
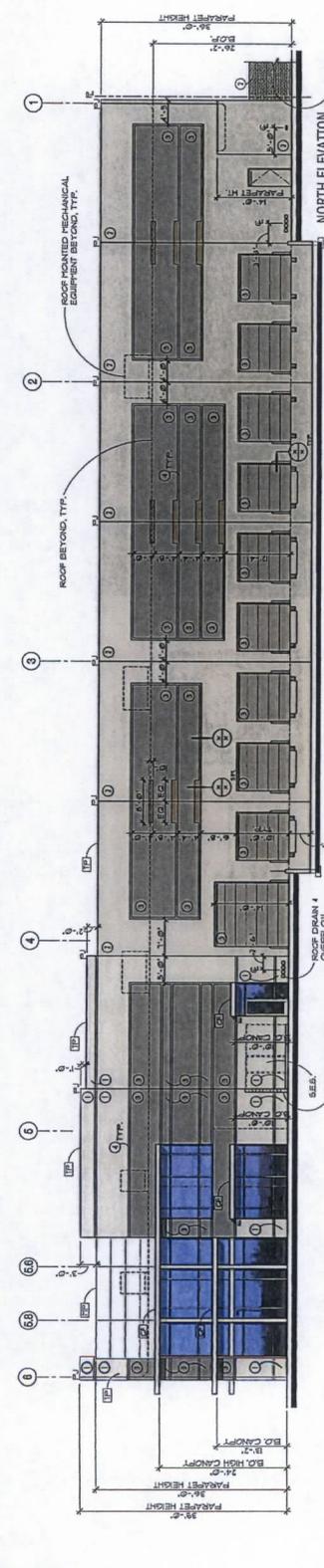
COLOR NAME PPR / COLOR NO.
 SILVER LINED DBR999
 TANNED SILVER DBR999
 RIVER ROCKS DBR999

SKYLIGHTS
 WALL MOUNTED LIGHT
 SCORCE LIGHT
 EXT. RAILING
 BOLLARDS
 MET. VICE
 GATES
 EBS
 TRANSFORMER

- PANTNER TO PROVIDE A THREE COLOR SCHEME WITH COLORS TO BE SELECTED BY ARCHITECT.
- SEALERS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS APPLIED WITH APPROXIMATE COLOR TO BE DETERMINED BY ARCHITECT PRIOR TO APPLICATION ON BUILDING SURFACES.
- PANTNER TO PROVIDE TWO COATS SEALER TO ALL UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PRODUCT.

CHANDLER NOTES

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE INSTALLED BY FABRICATION WALLS BEZEL TO OR ABOVE THE MECHANICAL EQUIPMENT TO BE EQUAL TO OR GREATER THAN THE EQUIPMENT HEIGHT OR UNLESS ALL CONDITIONS MOUNTED MECHANICAL EQUIPMENT SHALL BE INSTALLED TO PROVIDE A WEATHER SEALED PRODUCT.



GENERAL NOTES

1. SEE MECHANICAL DRAWINGS FOR LANTERNS.
2. SEE DOOR SCHEDULE FOR SILL, UP, DOWN HEIGHTS.
3. SEE MECHANICAL DRAWINGS FOR CONTROL POINT LOCATIONS.

MATERIAL KEY

- CONCRETE TILT-PANEL
METAL PANEL SYSTEM OVER STEEL FRAMING

CANOPY KEY

- MATERIAL DESCRIPTION
1. METAL CHANNEL PANELS
2. CONCRETE TILT PANEL, ANCHORED
3. CANOPY LANTERNS - 6" SILL, METAL CHANNEL, PAINTED
4. CANOPY LANTERNS - 6" SILL, METAL CHANNEL, PAINTED

GLAZING KEY

- MATERIAL MATERIAL COLOR / FINISH
FRAMES ALUM. BK.
EXTERIOR GLASS 7' ISOLATED BLUE REFLECTIVE
INTERIOR GLASS 1/4" CLEAR

1. 1/4" ISOLATED GLASS UNITS (IGU) WITH REFLECTIVE COATING.
2. SEE WINDOW TYPES FOR LOCATIONS OF TYPED GLAZING.

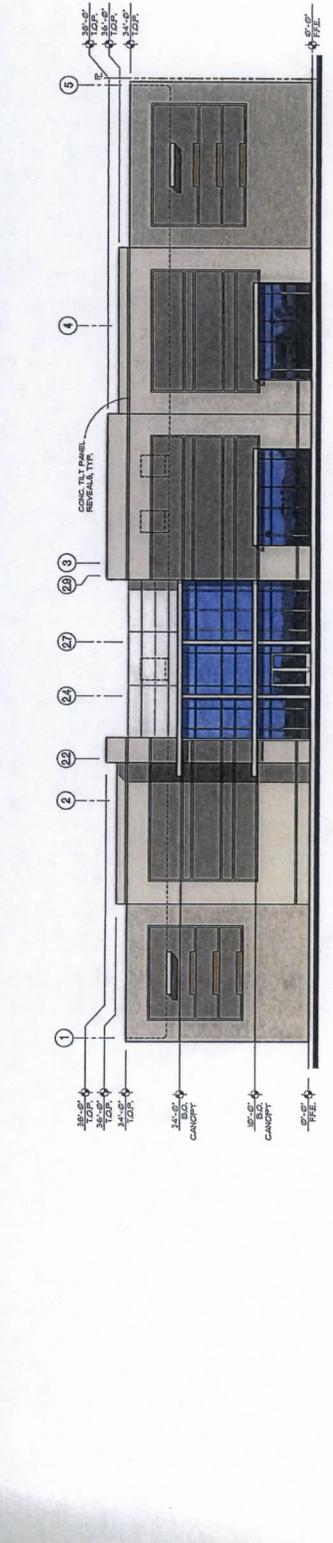
COLOR KEY

- COLOR KEY
COLOR NAME PPK / COLOR NO.
1. SILVER LINED D26393
2. GRAY GOLF D26334
3. SMOKE D26334
4. RIVER ROCK DESIGN
5. BEIGE
6. TRANSFORMER

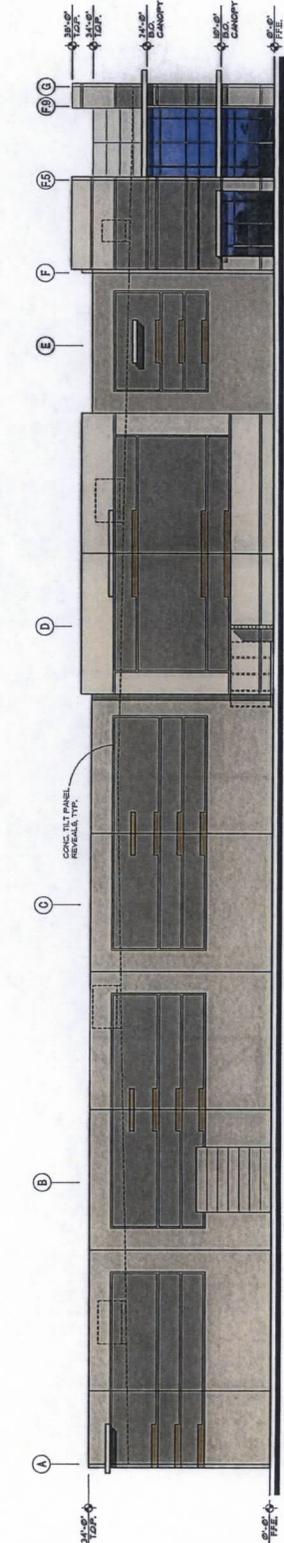
1. PAINTER TO PROVIDE A THREE COLOR SCHEME WITH ALL DECORATIVE BANDS HIGHEST AND PAINTED IN MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS
2. PAINTER TO PREPARE MASONRY BLOCK OR OTHER APPROVED BY THE OWNER PRIOR TO APPLICATION
3. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED MASONRY BLOCK, PRECAST CONCRETE, TRANSFORMER, AND ALL OTHER EXPOSED SURFACES. PAINTER TO PROVIDE TO MAINTAIN SEPARATE PRODUCT

CHANDLER NOTES

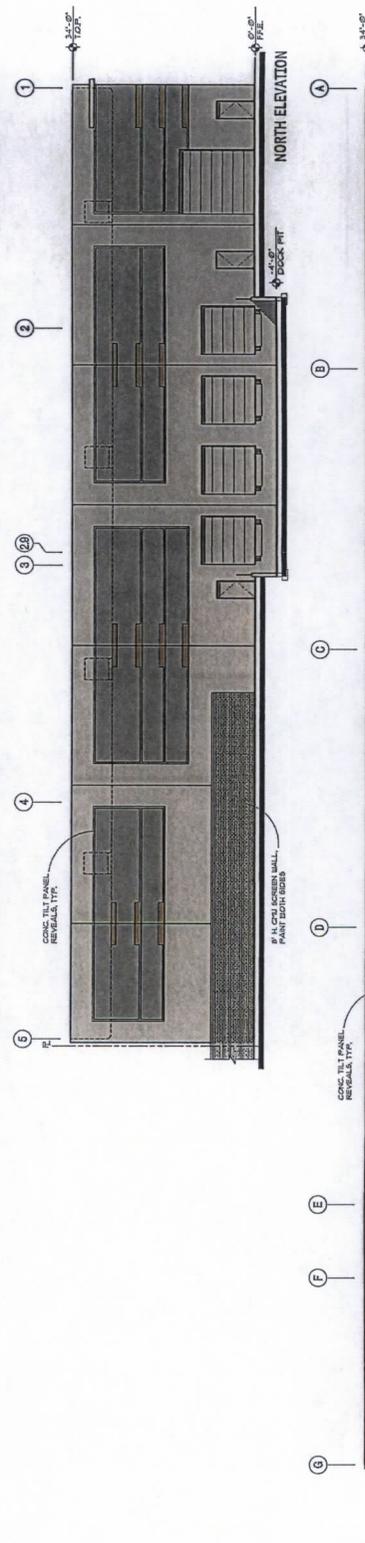
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. THE MECHANICAL EQUIPMENT SHALL BE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. THE MECHANICAL EQUIPMENT SHALL BE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID TILT PANEL WALLS AND GATES SHALL BE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. THE MECHANICAL EQUIPMENT SHALL BE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- MECHANICAL EQUIPMENT SHALL BE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. THE MECHANICAL EQUIPMENT SHALL BE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- ROOF REQUIRE SEPARATE PERMIT



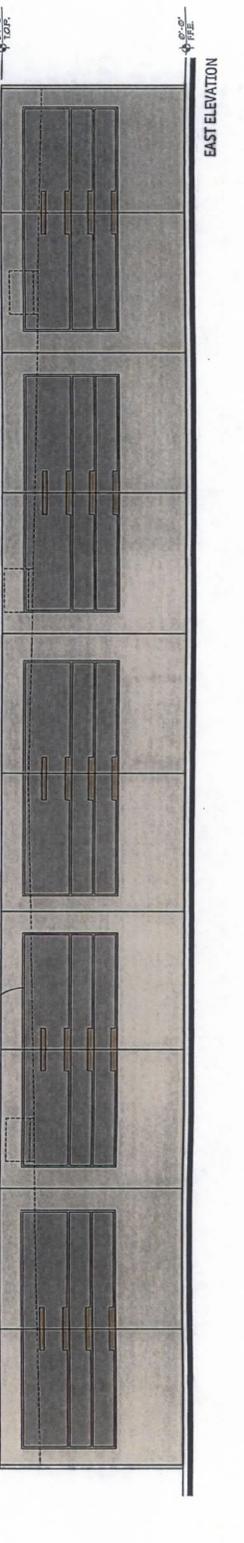
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

ORDINANCE NO. 3867

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR06-0030 MAMMOTH COMMERCE CENTER – CHANDLER II) 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, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Mammoth Commerce Center – Chandler II", kept on file in the City of Chandler Planning Services Division, in File No. DVR06-0030, except as modified by condition herein.
2. 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.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.

5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. 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.
8. 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.
9. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Mammoth Commerce Center – Chandler II development shall use treated effluent to maintain open space, common areas, and landscape tracts.

10. Landscaping shall be in compliance with current Commercial Design Standards and Zoning Codes including all quantity and size restrictions.
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
12. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner.
13. Wall-mounted building signage shall be reviewed and approved through a separate Preliminary Development Plan application.
14. Covered parking canopies shall be compatible with elements and colors used on the buildings.
15. Prior to building permit issuance for any structures, the developer shall provide a Determination of No Hazard approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
16. Additional shade trees shall be located around all sides of the benches in seating areas located on the north and south sides of the office building to ensure areas are well shaded from sun exposure.
17. The applicant shall work with Staff to incorporate vertical and horizontal elements to break-up wall planes on all sides of the office building.
18. The applicant shall work with Staff to design monument signage that more closely reflects the materials and design of the main building.
19. Provide additional shade trees on east and west sides of office building in lieu of Oleanders. Trees to be planted at a minimum 20 feet on center spacing.

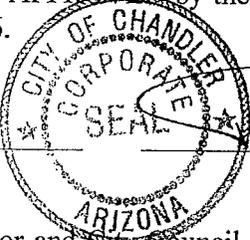
SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

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 14th day of December 2006.

ATTEST:

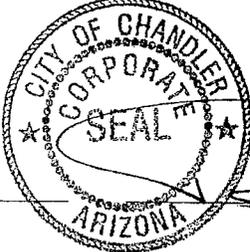
Maule Paddick
CITY CLERK

 [Signature]
MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 11th day of January 2007.

ATTEST:

Maule Paddick
CITY CLERK

 [Signature]
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3867 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 11th day of January 2007, and that a quorum was present thereat.

Maule Paddick
CITY CLERK

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY

PUBLISHED in the Arizona Republic on January 24 and 31, 2007.

**LEGAL DESCRIPTION
FUTURE LOT 10**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP IN HANDHOLE AT THE CENTERLINE OF GERMANN ROAD, LOCATING THE NORTH QUARTER CORNER OF SAID SECTION 12;

THENCE NORTH 89°21'03" EAST, 441.40 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12 TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°21'03" EAST, 973.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF STEARMAN DRIVE;

THENCE SOUTH 32°59'32" WEST, 48.05 FEET, ALONG SAID WEST RIGHT-OF-WAY LINE;

THENCE NORTH 89°21'03" EAST, 12.01 FEET, ALONG SAID WEST RIGHT-OF-WAY LINE;

THENCE SOUTH 32°59'32" WEST, 4.03 FEET, ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 740.00 FEET;

THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE OF SAID WEST RIGHT-OF-WAY LINE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31°25'13" AND AN ARC LENGTH OF 405.81 FEET;

THENCE SOUTH 44°37'20" WEST, 21.22 FEET;

THENCE SOUTH 89°21'03" WEST, 115.31 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 430.00 FEET;

THENCE WESTERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°07'48" AND AN ARC LENGTH OF 286.16 FEET;

THENCE NORTH 40°03'49" WEST, 688.29 FEET TO THE POINT OF BEGINNING.

CONTAINS 319,662 SQUARE FEET OR 7.34 ACRES, MORE OR LESS.

