



MEMORANDUM Transportation & Development - CC Memo No. 13-127

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 *RJZ*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: DVR13-0040 QUEEN CREEK COMMERCE CENTER
Move to Introduce and Tentatively Adopt Ordinance No. 4511

Request: Rezoning from Planned Area Development (PAD) for lumber assembly, storage, and distribution to PAD for office/warehouse/industrial type uses, with Preliminary Development Plan (PDP) approval for site layout and building architecture

Location: Southeast corner of Queen Creek Road and the Union Pacific Railroad

Applicant: Mike Curley; Earl, Curley & Lagarde

RECOMMENDATION

The request is for Rezoning from Planned Area Development (PAD) for lumber assembly, storage, and distribution to PAD for office/warehouse/industrial type uses, with PDP approval for site layout and building architecture. Planning Commission and Planning Staff, upon finding consistency with the General Plan and Chandler Airpark Area Plan, recommend approval with conditions.

BACKGROUND

The subject site is located at the southeast corner of Queen Creek Road and the Union Pacific Railroad. The railroad runs along the site's western boundary. Adjacent to the site's east boundary is the future Hamilton Street alignment. South is agricultural land currently within the

jurisdiction of the County. Surrounding future land use designations according to the Chandler Airpark Area Plan is for Industrial to the east and south, and Commercial/Office/Business Park with a Light Rail Corridor Overlay to the west. The proposed use is consistent with the area plan. The subject site was zoned in 2000, as a follow-up to annexation, and was given a zoning of PAD for lumber assembly, storage, and distribution. Following the initial PAD zoning a PDP was approved granting sight layout and building architecture for two users. As part of the approval process, a condition for construction was included. Zoning lapsed on the site in 2003; an extension for the zoning has never been submitted.

The current request is to Rezone the property to PAD for office/warehouse/industrial type uses, with PDP approval for site layout and building architecture. Two points of access are provided along Queen Creek Road, with an additional four points of access along the future Hamilton Street. Due to the site being within a flood plain, a large retention area runs the length of the western and southern property boundary, creating a large landscape buffer from surrounding areas.

SITE LAYOUT/BUILDING ARCHITECTURE

As shown in the development booklet, seven buildings are presented. Currently, a user is not proposed for the site, so the development team is requesting the ability to make modifications to the site plan based on a future user or users. The modification would be to allow a range of buildings from one single-user building, up to seven buildings as shown. The current plan is to illustrate how development could occur, addressing retention, landscaping, and building setbacks.

Due to the fact that the site layout is conceptual and a user has not been specified, architectural representations for the buildings are presented on a conceptual level. The elevations are used to convey a level of design and detail that are to be used in reviewing future submittals. In conjunction with the request for administrative review approval for site layout, the applicant is requesting the same ability in regards to building architecture.

Architectural elements that are to be used are represented in the development booklet, and include concrete tilt panels, metal projections, and expanses of glass. A variety of forms, scoring patterns, masonry (split and smooth), and paint colors will be anticipated in an effort to create visual interest. The architectural elements are consistent with recent approvals for office/industrial developments.

DISCUSSION

Planning Commission and Planning Staff support the request citing consistency with the General Plan and Chandler Airpark Area Plan. Additionally, Planning Commission and Planning Staff support the request for administrative review and approval of future site layout and building architecture finding that the administrative approval process works well in developments of this nature.

AIRPORT COMMISSION

The Airport Commission reviewed the rezoning request in accordance with the Airport Conflicts Evaluation Process. The airport's Economic Development Specialist/Airport Administrator has issued a conflicts evaluation report indicating that the Airport Commission determined the proposed use does not constitute a conflict with existing or planned airport uses.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Thursday, October 9, 2013; two representatives of the property owner west of the railroad attended and had general questions. The representatives support the request.

At the time of this writing, Planning Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

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

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR13-0040 QUEEN CREEK COMMERCE CENTER, Rezoning from PAD to PAD for office/warehouse/industrial type uses, subject to the following conditions:

1. Development shall be in substantial conformance with the attached Development Booklet, entitled "QUEEN CREEK COMMERCE CENTER", kept on file in the City of Chandler Planning Services Division, in File No. DVR13-0040, except as modified by condition herein. The Development Booklet provides that building layout, architecture and design for future development of individual parcels, and related onsite site layout related to such future development of individual parcels, will be reviewed and approved administratively.
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. 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.

4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals or as otherwise approved in a development agreement.
5. Landscaping shall be in compliance with current Commercial Design Standards.
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
8. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
9. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR13-0040 QUEEN CREEK COMMERCE CENTER, Preliminary Development Plan approval for site layout and building architecture, subject to the following conditions:

1. Development shall be in substantial conformance with the attached Development Booklet, entitled "QUEEN CREEK COMMERCE CENTER", kept on file in the City of Chandler Planning Services Division, in File No. DVR13-0040, except as modified by condition herein. The Development Booklet provides that building layout, architecture and design for future development of individual parcels, and related onsite site layout related to such future development of individual parcels, will be reviewed and approved administratively.
2. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
3. Signage shall require separate Preliminary Development Plan submittal and approval.

PROPOSED MOTIONS

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4511 approving DVR13-0040 QUEEN CREEK COMMERCE CENTER, Rezoning to PAD for office/warehouse/industrial type uses, subject to the conditions recommended by Planning Commission and Planning Staff.

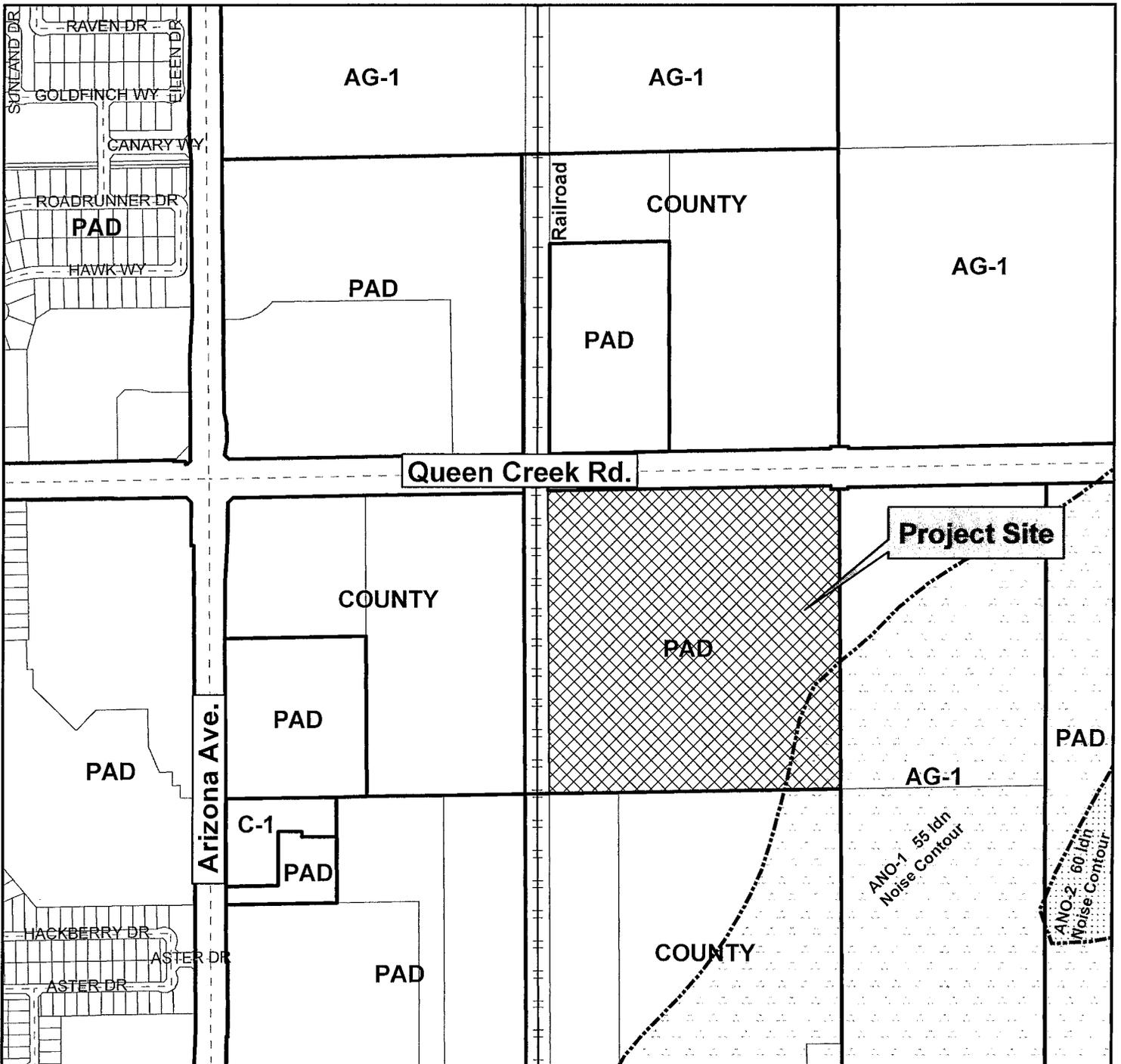
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Preliminary Development Plan

Move to approve DVR13-0040 QUEEN CREEK COMMERCE CENTER, Preliminary Development Plan for site layout and building architecture, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Conceptual Site Plan
3. Architectural Representations
4. Narrative
5. Ordinance No. 4511
6. Development Booklet



Vicinity Map

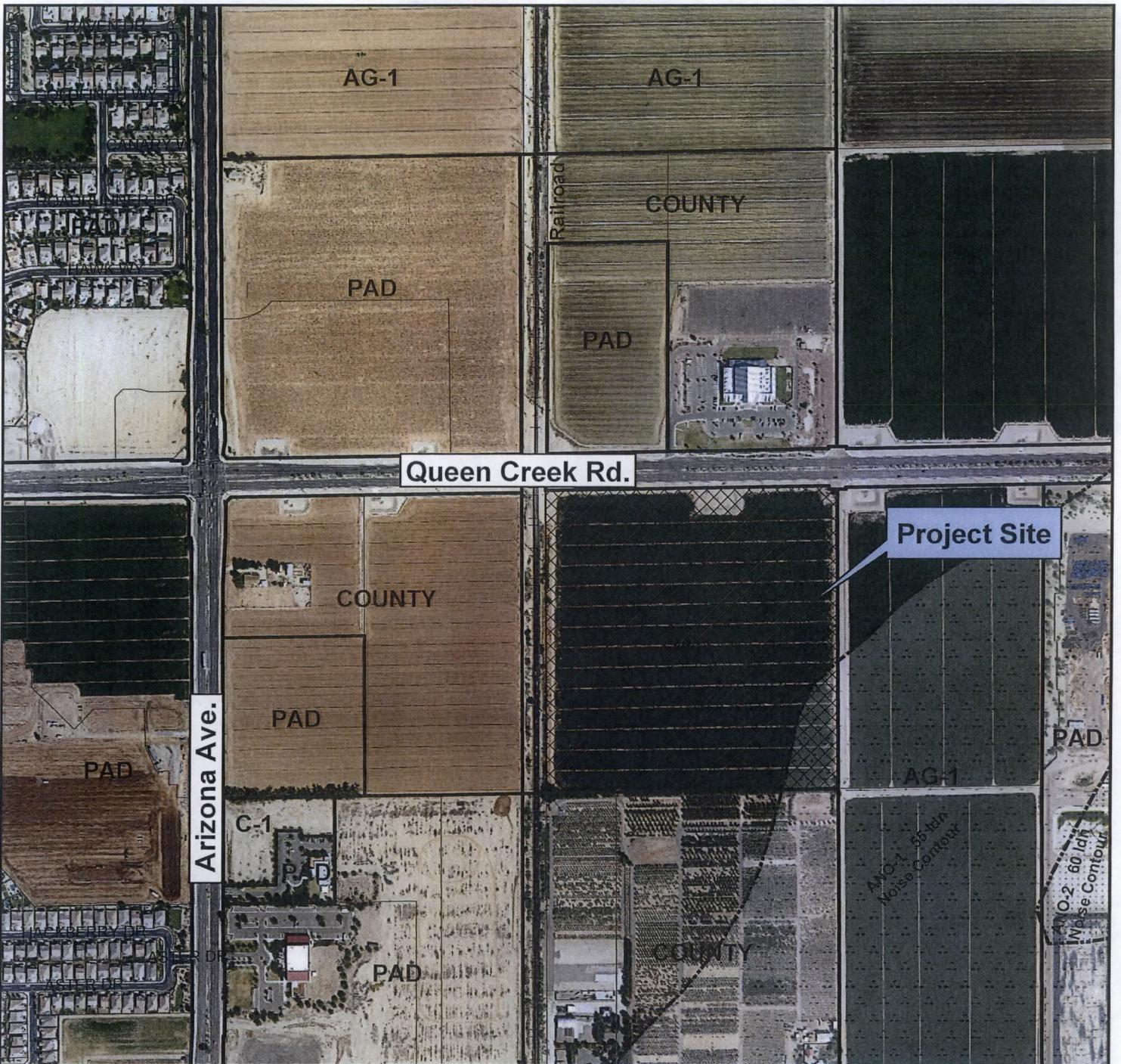


DVR13-0040

Queen Creek Commerce Center



Chandler ♦ Arizona
Where Values Make The Difference

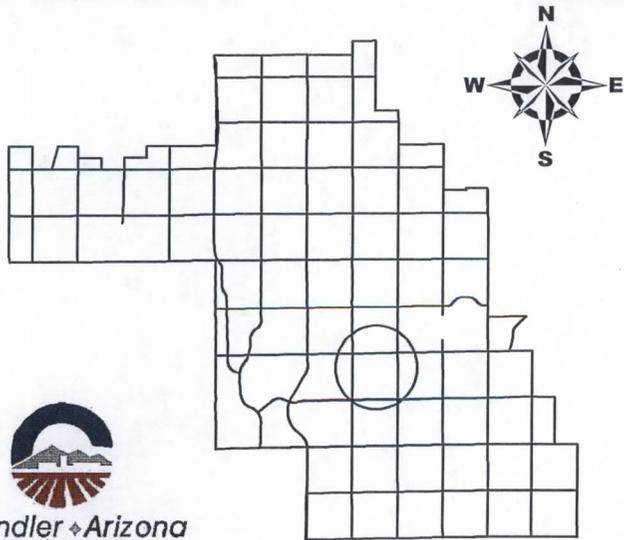


Queen Creek Rd.

Arizona Ave.

Project Site

Vicinity Map



DVR13-0040

Queen Creek Commerce Center



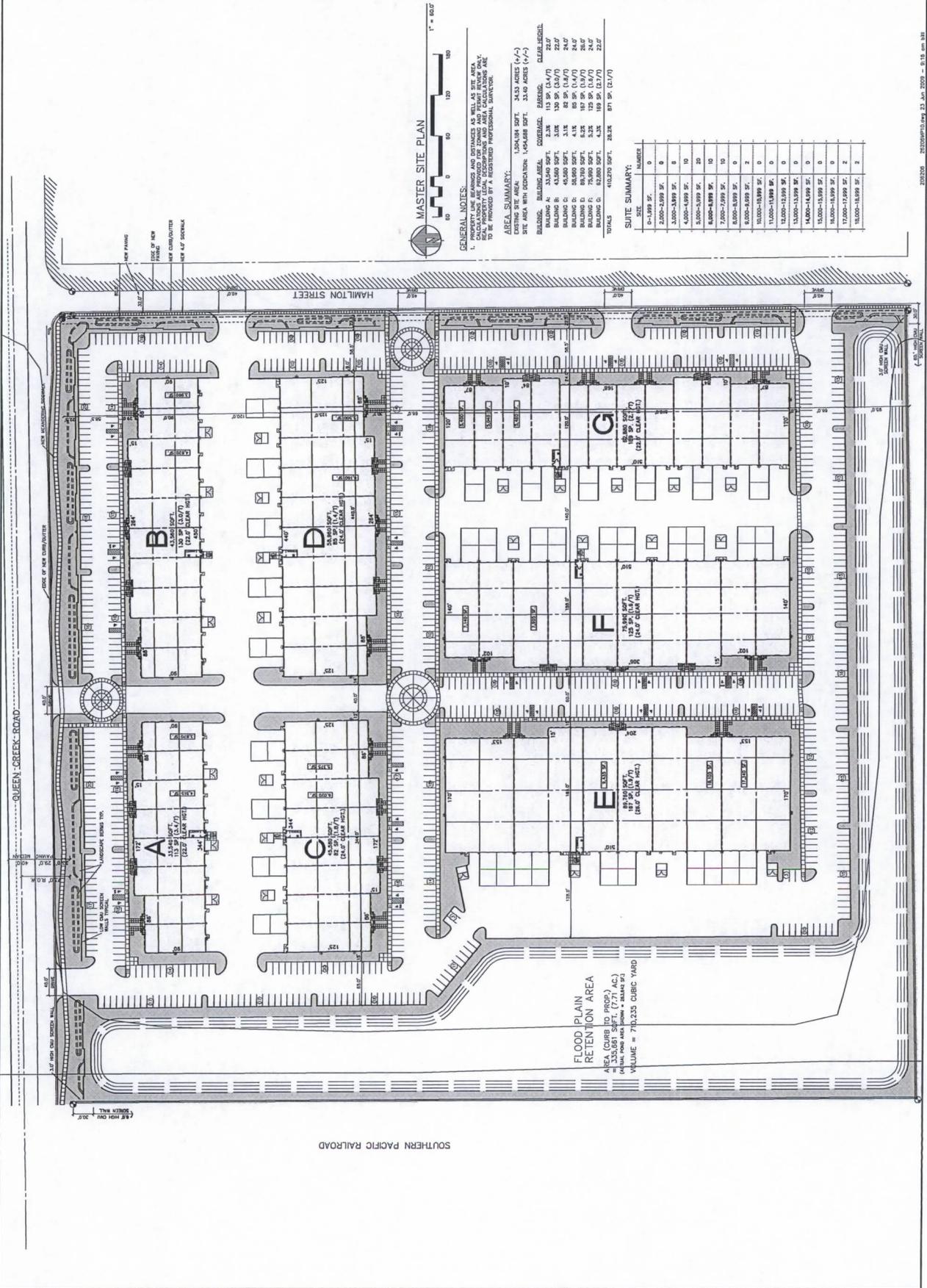
NO.	DATE	REVISIONS

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HARSCH
 A DEVELOPMENT BR
 CHANDLER, ARIZONA
QUEEN CREEK COMMERCE CENTER
MASTER SITE PLAN

DATE	DESCRIPTION	BY	CHKD

SHEET NO. **MP1.0**
 OF



AREA SUMMARY:

AREA	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE COVER
Building A	43,500	0.99	22.0%
Building B	43,500	0.99	22.0%
Building C	43,500	0.99	22.0%
Building D	43,500	0.99	22.0%
Building E	43,500	0.99	22.0%
Building F	43,500	0.99	22.0%
Building G	43,500	0.99	22.0%
TOTALS	435,000	9.90	22.0%

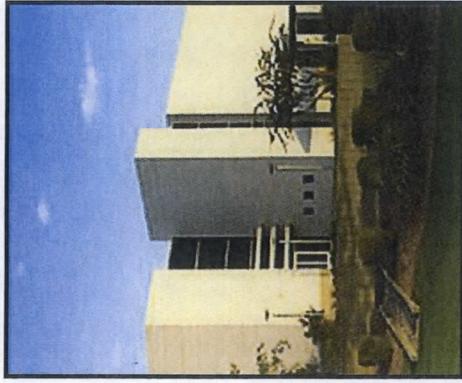
SUITE SUMMARY:

SUITE NO.	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE COVER
1000-1099	0	0.00	0.0%
2000-2099	0	0.00	0.0%
3000-3099	0	0.00	0.0%
4000-4099	0	0.00	0.0%
5000-5099	0	0.00	0.0%
6000-6099	0	0.00	0.0%
7000-7099	0	0.00	0.0%
8000-8099	0	0.00	0.0%
9000-9099	0	0.00	0.0%
10000-10999	0	0.00	0.0%
11000-11099	0	0.00	0.0%
12000-12099	0	0.00	0.0%
13000-13099	0	0.00	0.0%
14000-14099	0	0.00	0.0%
15000-15099	0	0.00	0.0%
16000-16099	0	0.00	0.0%
17000-17099	0	0.00	0.0%
18000-18099	0	0.00	0.0%
19000-19099	0	0.00	0.0%
TOTALS	0	0.00	0.0%

FLOOD PLAIN RETENTION AREA

AREA (CUBIC TO PROPS) = 335,661 SQ. FT. (7.71 AC.)
 (TOTAL FLOOD AREA FROM 5-BAY AREA)
 VOLUME = 70,235 CUBIC YARD

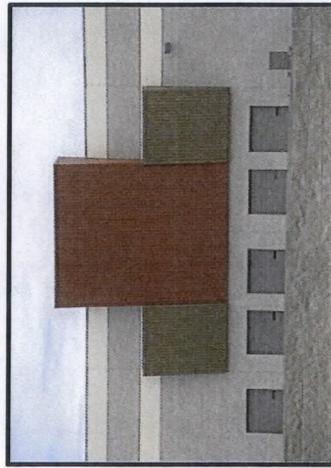
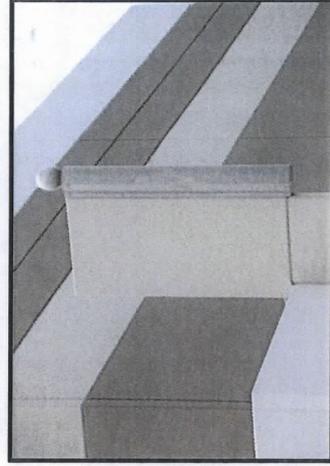
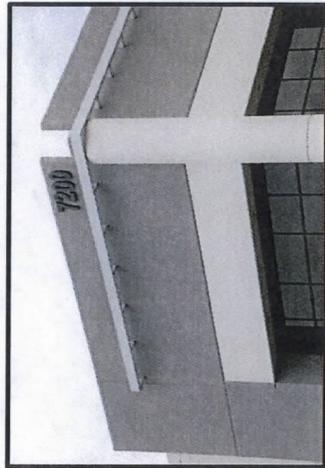
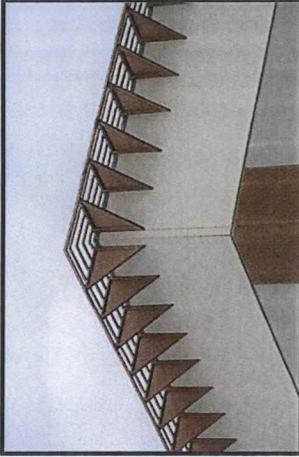
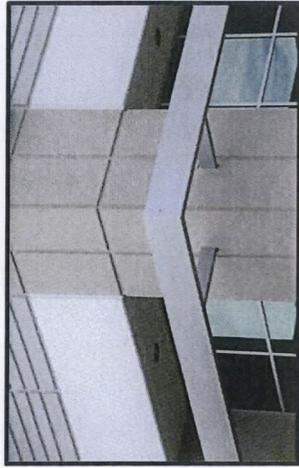
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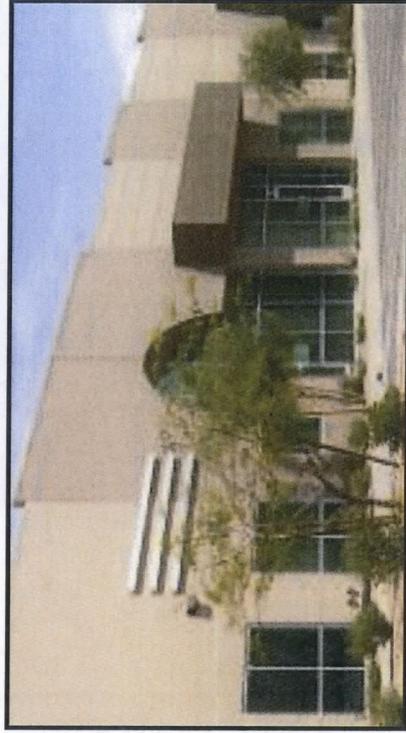
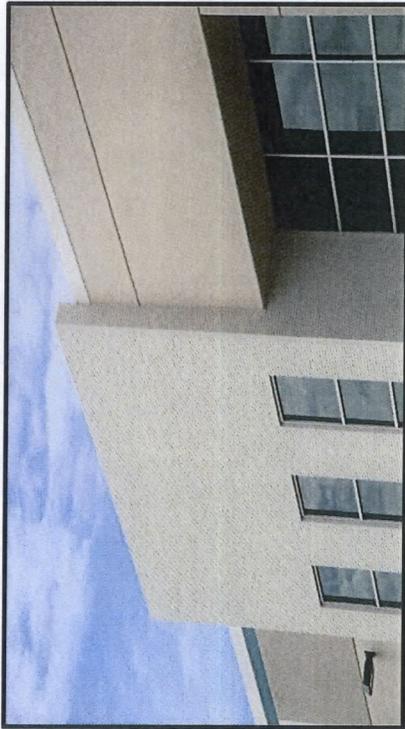
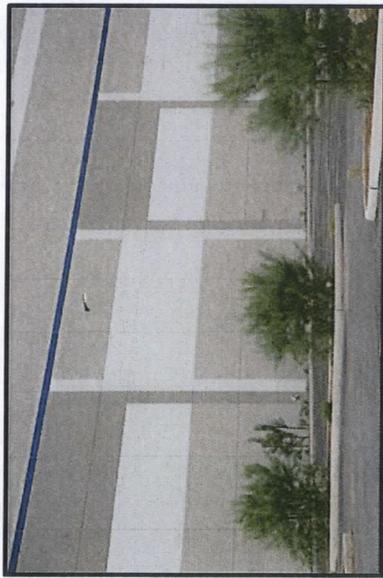
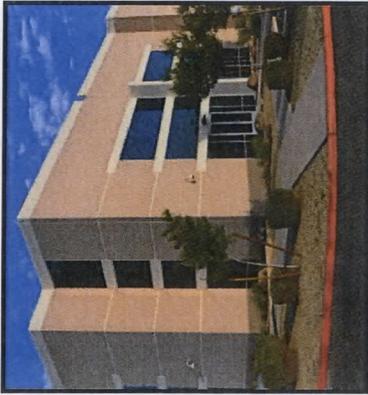




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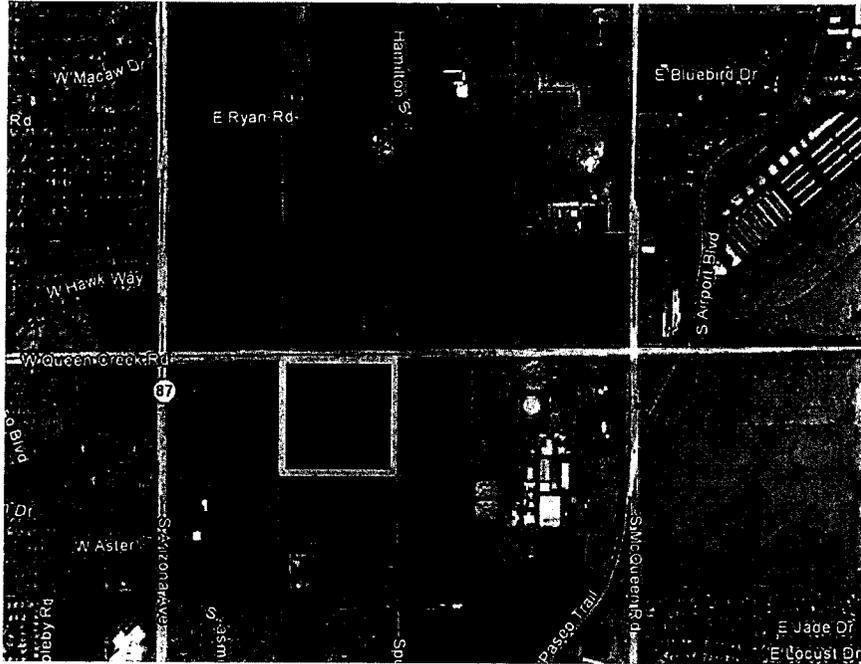
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INTRODUCTION

This Planned Area Development/Preliminary Development Plan (“PAD/PDP”) request is for approximately 35 gross acres of vacant land located east of Arizona Avenue and Queen Creek Road to be known as **Queen Creek Commerce Center**. This request seeks to rezone the approximate 35 acre property from PAD to PAD with a companion PDP.



This request is submitted by Harsch Investment Properties, a dynamic, expanding real estate investment company based in Portland, Oregon who develops and operates high-end multi-tenant industrial, retail commercial and office properties throughout the United States with a special emphasis in the states of Oregon, Washington, California, Nevada and Arizona.

The **Queen Creek Commerce Center** site is a square shaped property comprised of one parcel under a single ownership and is generally bounded by Queen Creek Road on the north, the Southern Pacific Railroad to the west, and undeveloped land to the south and east of the site. The property is located approximately 1 ½ miles south of the San Tan Loop 202 and Arizona Avenue freeway interchange.

The intent of this rezoning request is to allow for a cohesive “PAD/PDP” zoning district for a planned, employment-related development that will yield opportunities for either a stand-alone user or a combination of uses which may include (but not limited to) office, general warehouse, flex tech, distribution as well as assembly and manufacturing. The proposed development is consistent with the Chandler General Plan which designates this property for Employment uses and the Chandler Airpark Area plan which correspondingly designates the

property as Industrial land use, the most intensive industrial category. Planned Area Development with I-1 uses (PAD) and a PDP (“Preliminary Development Plan”) are being requested in order to enable this parcel the needed flexibility to be developed for a range of potential uses.

From the beginning of 2012 to date, approximately 7 million square feet of absorption has occurred in the industrial markets and vacancy for industrial/warehouse buildings is expected to drop below 12% at year-end 2013. As a result, rents are beginning to rise in response to reduced vacancy rates. These indicators reflect a rising demand for these types of uses which demonstrates the need for this development. This property will be particularly attractive to users because of its proximity to both the freeway interchange and the Southern Pacific Railroad which could be utilized for deliveries. This PAD/PDP request is consistent with the established land development pattern in the area and is an appropriate land use for this vicinity. Further, this request will allow for either development of industrial-related businesses in any combination or the development of the property under a single ownership over the entire property. Both of these development scenarios ensure that future employment opportunities are provided which is consistent with the City’s vision for this area.

EXISTING SITE CONDITIONS AND RELATIONSHIP TO SURROUNDING PROPERTIES

A portion of the property is within the 55 DNL airport noise contour. The property is currently zoned PAD (Planned Area Development) as a result the City’s initial approval in 2000 for a proposed lumber distribution and truss fabrication business. The general character of the area is a mix of agricultural farm fields, light industrial, service businesses, as well as residential uses further to the west, across Arizona Avenue.

North:

Immediately to the north of the subject property is the Faith Family Church and agricultural fields.

South/East:

South and east of the property is undeveloped agricultural fields. The eastern property line is adjacent to the alignment of Hamilton Street which has yet to be constructed.

West:

West of the subject site is the Southern Pacific Railroad and beyond the railroad are primarily undeveloped agricultural fields.

CONSISTENCY WITH GENERAL PLAN

As mentioned, the City's General Plan Land Use Map designates this site as "Employment." This request is consistent with the current land use designation on the property. The Employment land use category encourages development which provides employment opportunities. The types of uses allowed in the employment category include industrial uses, general office, along with retail and commercial uses which support these primary employment uses. This proposal allows for such uses as: Professional, business, administrative, executive and other offices, research and development, light assembly/light industrial and any similar use indicated by an "X" under the I-1 District on the "Table of Permitted Uses for Nonresidential Districts" in the City Zoning Ordinance.

Additionally, this request seeks approval of a flexible building design and site orientation which is consistent with the General Plan Land Use designation and the current/planned operations of the area. All images including the conceptual site plans and illustrative photos of the various types of architectural elements are representations of the proposed character and quality of the development.

Due to the site's strategic location, this proposal has the potential to become a major source of new jobs to Chandler and achieves a logical pattern of development that may evolve over time. The site will capitalize on direct access to the San Tan Loop 202 Freeway and the nearby I-10 Freeway, both of which connect to the other municipalities, regional/ interstate transportation networks, as well as to the other existing and planned commercial developments in the region. **Queen Creek Commerce Center** will contribute to the orderly growth of the City by bringing potential commerce, industrial, warehouse, and/or distribution uses in an appropriate area of the City.

By providing employment-related uses within proximity of major arterial roadways and existing freeway corridors, the project promotes energy conservation and eliminates conflicting traffic patterns. Direct vehicular access from the site to arterial roadways and regional transportation systems without interrupting traffic patterns of local and/or collector roadways will further benefit the general area. In sum, the proposed development will contribute positively to the well planned growth of the City and a high quality of life.

PROJECT DESCRIPTION

Queen Creek Commerce Center provides opportunities for a wide and diverse spectrum of uses with quality jobs. The subject request meets the City's needs by creating a cohesive project that attracts employment users looking for convenient freeway access and freeway exposure and visibility, and convenient proximity to housing and shopping. The proposed PAD zoning creates long term stability and vitality to the area.

More specifically, the purpose and intent of the *Queen Creek Commerce Center* is to promote a more intense development that will provide opportunities for high-quality office, commerce park, flex-space and/or light-industrial types of uses through compatible design features. The requested development standards are intended to allow this property the ability to bring together various types of uses in a cohesively planned urban setting given the site constraints.

The conceptual site plan proposes approximately 410,270 square-feet of building area with 871 parking spaces for a proposed configuration of seven (7) buildings. There is also a large retention area proposed along the western and southern property edges. However, the conceptual site plan is intended to show a possible configuration and building orientation of the total site area to be developed and does not represent a specific future tenant(s). Any future development will be required to conform with the City’s Zoning Ordinance and adhere to the following development standards:

1. Development Standards

Development Standards for the *Queen Creek Commerce Center* which are based on the I-1 (Planned Industrial District) of the City’s Zoning Ordinance are listed below:

TABLE 1. Development Standards

Development Standards		
<i>Building Setbacks*/Build to lines (measured from property line):</i>	Queen Creek Rd. (Arterial):	Minimum 50-feet
	East Property Line:	Minimum 30-feet
	West Property Line:	Minimum 12-feet
	South Property Line:	Minimum 10-feet
<i>Landscape Setbacks:</i>	Queen Creek Rd. (Arterial):	Minimum 20-feet
	Intersection of Queen Creek Road and (future) Hamilton Street	50-feet deep for first 250-feet of linear frontage along Queen Creek Road measured from Hamilton Street; 30-feet deep for first 100-feet of linear frontage along Hamilton Street measured from Queen Creek Road.
	East Property Line:	Minimum 20-feet

Development Standards	
	West Property Line: Minimum 10-feet
	South Property Line: Minimum 10-feet
<i>Building Height:</i>	Maximum 45-feet; 2 stories
<i>Building Separation:</i>	Per City of Chandler Building Code
<i>Lot Coverage</i>	Maximum 55%

** Future development will be in accordance with the I-1 zoning development standards*

2. Landscaping Design

Landscaping within the **Queen Creek Commerce Center** will enable the building layout to fit appropriately to the land. The development will provide a landscape palette that is sensitive to the existing environment through the use of regionally appropriate materials and low water plants, all while still being lush and attractive. The purpose of this Landscaping Design section is to provide a baseline requirement for landscape improvements and establish a common theme for the development as a whole. These landscape guidelines are intended to provide the framework for the development of the overall landscape character for the **Queen Creek Commerce Center** in order to unify the project.

- *Specific Perimeter Treatments*

The perimeter shall be developed to have a consistent look. It is encouraged that the perimeter shall have a themed landscape appearance. The perimeter of the site shall also incorporate the use of flowering desert shrubs and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area. Drought tolerant shade trees and perimeter screen walls shall be incorporated along all site edges.

The arterial landscape theme will set the tone for the development’s appearance from the perimeter and/or public’s visual point as well as from adjacent properties, and provide an attractive edge treatment in order to define the high quality nature of the **Queen Creek Commerce Center** development. An appropriate mix of canopy trees, groundcovers and shrubs provided between street and sidewalk, and between the sidewalk and parking or building areas, can create the desired attractive environment, while maintaining the native desert feel desired within the project. Further, truck bay doors shall be screened with the use of building orientation, landscaping, hardscape elements or other types of similar view-shielding techniques in order to screen the potential direct visibility into the site from Queen Creek Road.

- *Site Entrances*

The entries into the site shall be clearly identified as project entry points. The site entrances shall include increased and cohesive plant massings, themed plant species. Examples of landscape treatment in these areas may include palms, with shrub accent and groundcover plantings that add to site walls and directional signage.

- *Plant Materials*

The plant materials used for the landscape environment will emphasize native and other drought tolerant species as provided by Table 2. Landscape Standards for the **Queen Creek Commerce Center** which are as follows:

TABLE 2. Landscape Standards

<i>Landscape Standards</i>	<i>PAD</i>
<u>Setbacks:</u>	
Queen Creek Road	20' minimum setback
Western interior property line (not adjacent to a street)	10' minimum setback
Eastern interior property line (adjacent to an alignment of Hamilton Street)	20' minimum setback
Southern (not adjacent to a street)	10' minimum setback

3. Other Development Standards:

Parking

Parking requirements shall comply with the "Parking and Loading Regulations" of the Zoning Ordinance, unless otherwise noted.

Landscaping, Fences & Walls

All landscaping, buffering, and walls shall comply with the "Landscaping" Section of the Zoning Ordinance, unless otherwise noted.

Outdoor Pedestrian Amenities

Outdoor pedestrian amenities will be provided in accordance with the Zoning Ordinance once a final plan has been determined.

Lighting

All lighting shall comply with "Lighting" Section of the Zoning Ordinance, unless otherwise noted. All lighting on the site must be completely shielded.

Signs

Signs will be considered under separate future Preliminary Development Plan.

It is the intent of the request to create an attractive, high quality development incorporating a variety of architectural styles. Styles may, and should, vary while maintaining some common threads, which create compatibility between buildings and land uses. The representative images are for illustration purposes only, intended to communicate a general level of quality and design vocabulary and do not represent any specific buildings in the **Queen Creek Commerce Center**. The amount of development proposed for this site is comparable with the existing developments in the City and can be accommodated on the existing arterial roadway network with the use of generally accepted traffic engineering measures to enhance traffic flows and roadway capacities. This request clearly represents the highest and best use for the subject property as it provides opportunities for a variety of land uses through common design elements.

Building Materials

Buildings within **Queen Creek Commerce Center** will use the following approved exterior façade materials:

- Common clay brick.
- Architectural metal panels
- Poured in place, tilt-up or precast concrete provided that surfaces must be painted or have exposed aggregate finish (color and texture of exposed aggregate must be approved through the Design Review process).
- Stucco or EIFS (exterior insulated finish systems) type systems provided that finishes must be smooth or sand finish.
- Integrally colored concrete block, smooth face and/or split-face block units.
- Granite, marble or other natural stone.
- Ceramic tile.
- Sloped roofs may be flat concrete tile or architectural metal.
- Any roof access ladders shall be located inside the building.
All roof drainage shall be interior roof drains

Color Palette

Colors and light materials should be used to create visual harmony within **Queen Creek Commerce Center**. The approved colors are as follows:

- Desert hues and other “earth tones”.
- Muted shades of blues, greens and reds found in the natural desert color vocabulary.
- Colors appearing in natural stone utilized in buildings.

LAND USES

This request is consistent with the existing development character of this area and allows the site to be developed in an efficient and sustainable manner. This is a project that is consistent with the City's vision for this area and does not adversely impact the existing land uses. The physical barriers adjacent to this site provide excellent separation from other land uses and make this site particularly well suited for business/industrial/employment types of uses.

Permitted Uses

The intent of this PAD Zoning District is to accommodate a range of uses office, research and development, and light assembly/light industrial. The proposed land uses for the PAD are listed below.

- 1) Offices: Professional, business, administrative, executive and other offices, research and development, and light assembly/light industrial;
- 2) Any similar use indicated by an "X" under the I-1 District on the "Table of Permitted Uses for Nonresidential Districts," shall be permitted.

Architectural and Landscape Themes

The specific architecture and landscaping theme for this site will complement the surrounding area. Future, tenant-driven building elevations, landscape/civil drawings, site plans and other corresponding plans shall be required to be reviewed and approved by Staff and will not require a formal approval process.

It is the intent of ***Queen Creek Commerce Center*** to incorporate architectural elements such as glass entries, masonry accent elements, metal awnings/accents and concrete tilt panel construction with architectural scoring and contrasting colors. The screen-wall design along Queen Creek Road will provide for necessary screening while complimenting the building by utilizing the similar details and material accents and providing detail and articulation appropriate to the public street frontages. The street screen-wall will be designed to complement the building design and will be articulated and complemented with accent landscape.

Retention

The project site is partially impacted by an existing floodplain delineation and will be required to provide compensatory retention capacity in addition to the required retention associated with site improvements. The conceptual site plan includes sufficient retention area for the approximately 7.2 acre-feet of compensatory storage as well as approximately 7.0 acre-feet of

required retention. The site generally drains from the northeast to the southwest and thus the largest amount of storage is provided along the west and south portions of the site.

TRAFFIC & CIRCULATION

This property is located on the south side of Queen Creek Road just east of Arizona Avenue and is situated west of the Hamilton Street alignment. Primary access to the development will be provided from the major arterial roadway, Queen Creek Road. A potential for secondary access from Hamilton Street is also provided subject to the City's final review and approval of a site specific plan. The internal circulation of the site is designed to provide flexibility to support automotive, light truck, and tractor-trailer traffic to the parking and loading areas. The entire site allows for cross access to create a unified and flexible campus.

Pedestrian access will maintain the required walks accessing public streets and also the interconnection within the development to provide access for business users.

The proposed parking for any combination of uses that are developed in the future will meet parking standards according to the Zoning Ordinance.

DEVELOPMENT SCHEDULE

Queen Creek Commerce Center will be constructed in a phased manner depending on market demand. All needed off-site and on-site improvements will be constructed at the time each parcel is developed with a specific user subject to administrative review and approval for said user. When a parcel is developed it will include needed street improvements to provide proper access to a street/frontage road, water and sewer connections into the City system, on-site storm water retention, and perimeter streetscape improvements adjacent to the parcel.

CONCLUSION

Harsch Investment Properties plans to provide an attractive, high quality environment and development which will attract employment users to the area and provide new building inventory for businesses and employers who will contribute to the economic vitality of the City. *Queen Creek Commerce Center* will provide new job opportunities and an enhanced tax base as the property is transitioned from undeveloped agricultural land to a business park. A flexible project featuring a variety of building sizes and potential tenant spaces will allow both large and small businesses to locate or expand their operations in this employment area. This creates long-term stability in the area. We believe this PAD and PDP to allow for a stand-alone user or multi-tenant industrial campus is consistent with the surrounding land use and zoning and provides an appropriate land use solution for this vacant site.

ORDINANCE NO. 4511

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) FOR LUMBER ASSEMBLY, STORAGE, AND DISTRIBUTION TO PAD FOR OFFICE/WAREHOUSE/INDUSTRIAL TYPE USES (DVR13-0040 QUEEN CREEK 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 Attached Exhibit 'A'

Said parcel is hereby rezoned from PAD for lumber assembly, storage, and distribution to PAD for office/warehouse/industrial type uses, subject to the following conditions:

1. Development shall be in substantial conformance with the attached Development Booklet, entitled "QUEEN CREEK COMMERCE CENTER", kept on file in the City of Chandler Planning Services Division, in File No. DVR13-0040, except as modified by condition herein. The Development Booklet provides that building layout, architecture and design for future development of individual parcels, and related onsite site layout related to such

future development of individual parcels, will be reviewed and approved administratively.

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. 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.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals or as otherwise approved in a development agreement.
5. Landscaping shall be in compliance with current Commercial Design Standards.
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
8. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
9. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

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 Transportation & 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, Maricopa County, Arizona, this ____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4511 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2013, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

LAB

PUBLISHED:

EXHIBIT 'A'

LEGAL DESCRIPTION

Southwest Corner of Hamilton Street (alignment) & Queen Creek Road

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE ROAD AND RAILROAD RIGHT-OF-WAYS; AND ALSO

EXCEPT THE NORTH 33.00 FEET; AND ALSO

EXCEPT THAT PORTION DEEDED TO MARICOPA COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF ARIZONA RECORDED AS 2004-1311881 OF
OFFICIAL RECORDS FURTHER DESCRIBED AS:

PARCEL NO. 1

THE SOUTH 40 FEET OF THE NORTH 73 FEET OF SAID NORTHEAST QUARTER
OF THE NORTHWEST QUARTER OF SECTION 15.

EXCEPT THAT PORTION CONVEYED TO THE RAILROAD BY DEED BOOK 191,
PAGE 157, MARICOPA COUNTY RECORDS.

PARCEL NO. 2

THE SOUTH 15 FEET OF THE NORTH 88 FEET OF THE EAST 35 FEET OF SAID
NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15.