

Add info #6



MEMORANDUM **Transportation & Development – CC Memo No. 14-007a**

DATE: FEBRUARY 13, 2014

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: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

SUBJECT: DVR13-0025 CENTRE POINT BUSINESS PARK
Introduction and Tentative Adoption of Ordinance No. 4524

Planning Staff recommends the addition of Condition No. 6 to the Preliminary Development Plan (PDP) zoning conditions. Condition No. 6 shall read as follows:

6. The applicant shall work with Planning Staff to enhance the architectural design of Building A along Ocotillo Road.

PROPOSED MOTION

Preliminary Development Plan:

Move to approve Preliminary Development Plan request DVR13-0025 CENTRE POINT BUSINESS PARK for a business park development, subject to the conditions as recommended by Planning Commission and Planning Staff including Condition #6 as presented in this Supplemental Memo No. 14-007a.



MEMORANDUM Transportation & Development – CC Memo No. 14-007

DATE: FEBRUARY 13, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
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FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

SUBJECT: DVR13-0025 CENTRE POINT BUSINESS PARK
Introduction and Tentative Adoption of Ordinance No. 4524

Request: Rezoning from Planned Area Development (PAD) for light industrial, general/medical/dental office, and self-storage mini-warehousing to PAD for retail/restaurant, light industrial, general/medical/dental office, and self-storage mini-warehousing with Preliminary Development Plan (PDP) for site layout and building design

Location: East of Arizona Avenue on the north side of Ocotillo Road at the northwest corner of Ocotillo Road and the Consolidated Paseo Canal

Applicant: Withey Morris PLC, Mike Withey

Project Info: 29.8-acre parcel divided into 12 lots for retail/restaurant, light industrial, general/medical/dental office, and self-storage mini-warehousing uses

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

This property is located within the Airpark Area Plan's southwestern boundary along Ocotillo Road and east of Arizona Avenue. East of the site is the Consolidated Paseo Canal and the Paseo Vista Recreation Area park. Properties north and west are zoned for industrial uses. The property immediately west is zoned for a mini-storage and recreational vehicle storage facility. South, across Ocotillo Road is a parcel zoned for multi-family residential and another zoned for business park uses.

The request is for rezoning from Planned Area Development (PAD) for light industrial, general/medical/dental office, and self-storage mini-warehousing to PAD for retail/restaurant, light industrial (I-1 uses), general/medical/dental office, and self-storage mini-warehousing with Preliminary Development Plan (PDP) for a business park. The rezoning adds retail/restaurant uses as permitted by right in C-2 to the previously zoned uses. The retail/restaurant uses would occur in Building A only. All parcels are permitted I-1 light industrial uses, and office uses are permitted in Buildings B through H.

The PDP includes site and building design components that delineate the various land uses by allocation, size, building arrangement, building elevations, and architectural style and details. This is a phased development and the PDP requests conceptual approval for layout and design of buildings. The applicant requests the ability to meet the general intent of the project design but due to market demands and individual users when development occurs, Planning Staff would review each parcel administratively for substantial conformance with the PAD/PDP. The development of each parcel will be required to comply with Zoning Code site development standards.

The proposed use of a business park is consistent with the Airpark Area Plan which identifies the property as being within the Light Industrial designation and further allows the consideration of the Commercial/Office/Business Park land use designation within areas designated as Light Industrial. The Airpark Area Plan allows these two land use designations to be considered as interchangeable on a case-by-case basis.

The original zoning for this development occurred in 2005. Off-site improvements were later constructed including Centre Pointe Parkway, two cul-de-sac streets, sidewalks, and paving. The prior development plan included 11 lots, which was modified and platted as 9 lots. Recently, the City acquired land within the subject site adjacent to the canal. The City needed property for the installation and operation of a force main pipeline, which is a pressurized sewer line that connects the Ocotillo Water Reclamation Plant to the Airport Water Reclamation Plant. The new line runs in Ocotillo Road and goes north along the west side of the Consolidated Paseo Canal abutting the planned business park. The City has a 26-foot wide strip along the canal.

Upon entering the business park, the first parcel provides retail and restaurant uses in an approximate 22,860 square foot in-line shops building, Building A. The rest of the development transitions from light industrial and/or office use to only light industrial use buildings, and then self-storage mini-warehouse use. The Centre Pointe Parkway entrance includes a center identification/entry feature sign with low walls, Date Palm trees, and planting design that creates

a sense of arrival. The landscape theme throughout the business park is a desert plant palette. While effluent irrigation is available to allow turf, the development does not include turf.

Building architecture is a Southwest color palette mixed with a modern, geometric style. Each building is designed to meet the Commercial Design Standards such as varied rooflines, breaking up wall planes with vertical and horizontal elements, varied materials and colors, and varied building footprints. Building façades are designed with single score, standard CMU block, and split face block. Decorative coloring with a combination of steel rooftop canopies, shade awnings, and screen elements accentuate building undulations. All buildings will relate to each other through the common use of materials and colors. Screen walls and parking screen walls are designed to match the materials, colors, and patterns of the buildings. Exterior service yards can be incorporated at the rear of buildings and require screening by solid masonry walls. Outdoor storage is permitted only within screened yard areas. Covered parking canopies will be designed to match paint colors and building forms creating a unique canopy design. The development provides required parking totaling 731 parking spaces.

The entry feature sign is a 6-foot high triangular shaped wall with I-beams angled across the top and flanked by a curved low wall with landscape plantings. The center identification lettering is mounted on dimensional aluminum. The logo and lettering are flat cut out aluminum, reverse pan channel with ground mounted lighting. The development includes directional signs with individual tenant names at 6 feet high. While not conveyed and exhibited in the Development Booklet, a parcel may have an individual monument sign for a company name and logo. The lettering and logos will be reverse pan channel. Building mounted signage for tenants will be illuminated reverse pan channel lettering as well. The individual monument signs and building signage shall be in accordance with Sign Code.

DISCUSSION

The business park is designed to accommodate individual users and multi-tenant industrial and office space with support retail and restaurant uses. The layout of the development was pre-established in a prior zoning case. The layout lends itself to individual owned parcels and private yards for certain buildings. Landscaping and architecture bring forth a unified design element for this development. The development enhances this section of the Airpark Area Plan and Ocotillo Road corridor. In regards to the self-storage mini-warehouse component, a zoning condition is maintained from prior zoning approval. A zoning time limit condition is not necessary as the prior zoning vested due to off-site improvements.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 1, 2013. One owner of property to the west attended and met with the applicant and architect. The attendee inquired about the project design and uses.
- Planning Staff has not received any phone calls or correspondence regarding this case.
- Planning Staff is not aware of any opposition or concerns to this proposal.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "CENTRE POINT BUSINESS PARK", kept on file in the City of Chandler Planning Division, in File No. DVR13-0025, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. 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.
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. 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.
8. The following stipulations shall be the responsibilities of the developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
 - a) Prior to any lot reservation or purchase agreement, any and all prospective buyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure

statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the buyer shall be recorded with Maricopa County Records Office upon sale of the property.

- b) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
- c) The developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
- d) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

“This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler.”

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 “CENTRE POINT BUSINESS PARK”, kept on file in the City of Chandler Planning Division, in File No. DVR13-0025, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
4. 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.
5. Within the mini-storage development area, the following shall occur:

February 13, 2014

- a. All outdoor storage and vehicles shall be fully screened and shall not be visible above the walls enclosing the outdoor storage areas.
- b. All hazardous materials shall be prohibited within the self-storage units and on the site.
- c. All repair work or activities not related to self-storage or vehicle parking shall be prohibited.

PROPOSED MOTIONS

Rezoning:

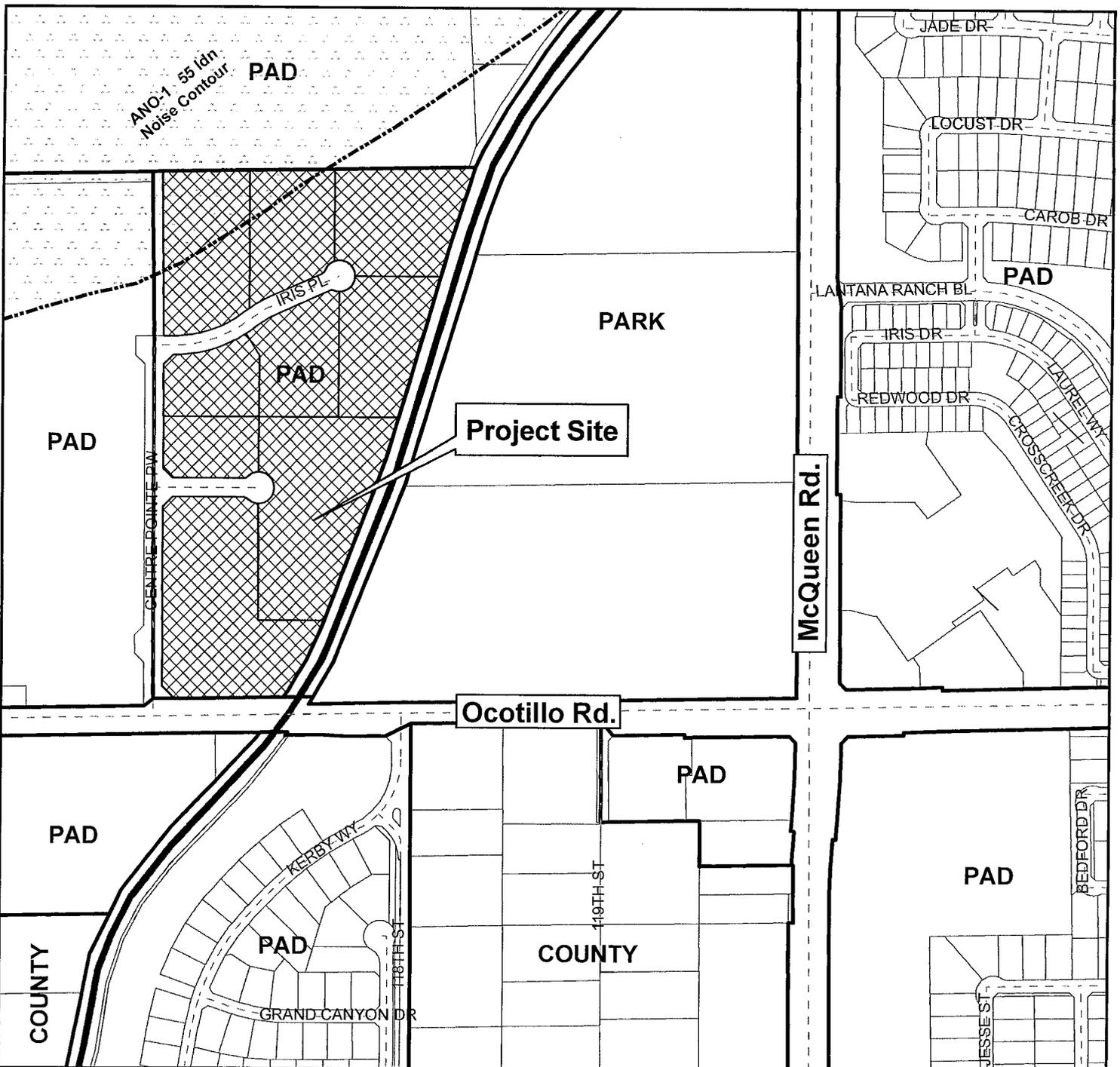
Move to introduce and tentatively adoption of Ordinance No. 4524 approving rezoning request DVR13-0025 CENTRE POINT BUSINESS PARK from PAD for light industrial, general/medical/dental office, and self-storage mini-warehousing to PAD for retail/restaurant, light industrial, general/medical/dental office, and self-storage mini-warehousing, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan:

Move to approve Preliminary Development Plan request DVR13-0025 CENTRE POINT BUSINESS PARK for a business park development, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Entry Sign
6. Ordinance No. 4524
7. Development Booklet, Exhibit 'A'



Ocotillo Rd.

McQueen Rd.

Project Site

PARK

ANO-1 55 dbn
Noise Contour

PAD

PAD

PAD

PAD

PAD

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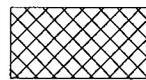
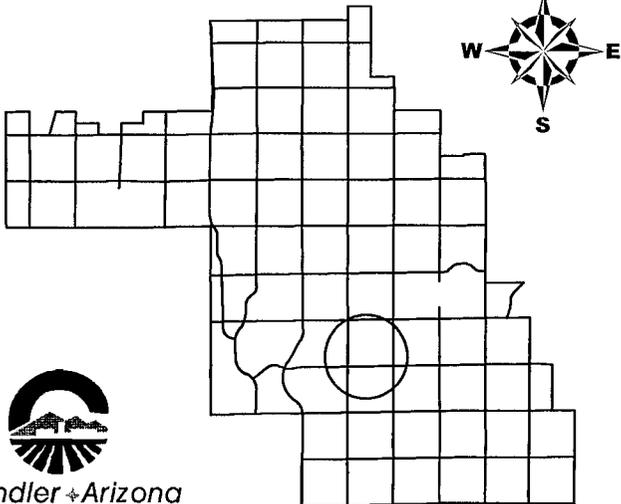
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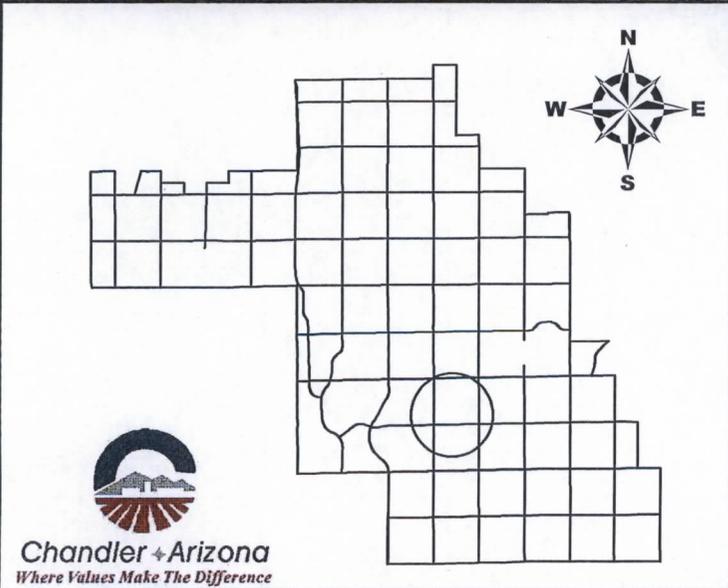
COUNTY

Vicinity Map



DVR13-0025

Centre Point Business Park



Vicinity Map



DVR13-0025

Centre Point Business Park

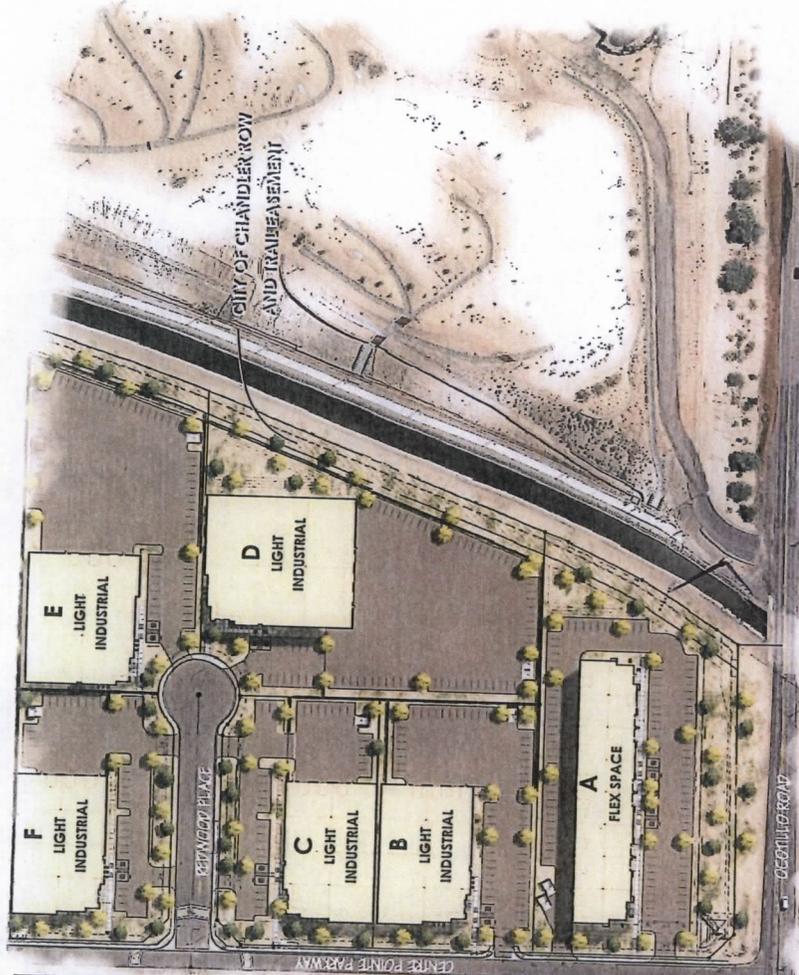


OVERALL MASTER PLAN VIEW



MASTER SITE PARKING CALCULATIONS

TYPE	SIZE	FACTOR	PARKING REQ'D	PARKING PROVIDED
RETAIL (BLDG A)	10,630 SQ. FT	250	43	43
RESTAURANT (BLDG A)	800 SQ. FT DINING	50	16	16
	800 SQ. FT PREP	200	4	4
LIGHT INDUSTRIAL	210,600 SQ. FT	1000	215	402
OFFICE (BLDG A)	10,630 SQ. FT	250	43	43
(ASSOCIATED w/ L1)	42,120 SQ. FT	250	173	173
(SELF STORAGE)	2,400 SQ. FT	250	10	18
STORAGE	10,000 SQ. FT	500 (1st 10,000)	20	32
	56,330 SQ. FT	5,000 (RESIDUAL)	12	
TOTALS			536	731



BUILDING	USE	SITE SF (ACRES)	BUILDING AREA (SF)	COVERAGE	BUILDING HEIGHT
A	FLEX/RET./OFF.	112,632 (2.59)	22,860	20%	34'-0"
B	LIGHT INDUSTRIAL	60,772 (1.39)	19,100	31%	26'-0"
C	LIGHT INDUSTRIAL	58,797 (1.35)	19,100	32%	26'-0"
D	LIGHT INDUSTRIAL	122,065 (2.80)	29,200	24%	34'-0"
E	LIGHT INDUSTRIAL	90,802 (2.08)	20,000	22%	34'-0"
F	LIGHT INDUSTRIAL	58,792 (1.35)	19,100	33%	26'-0"

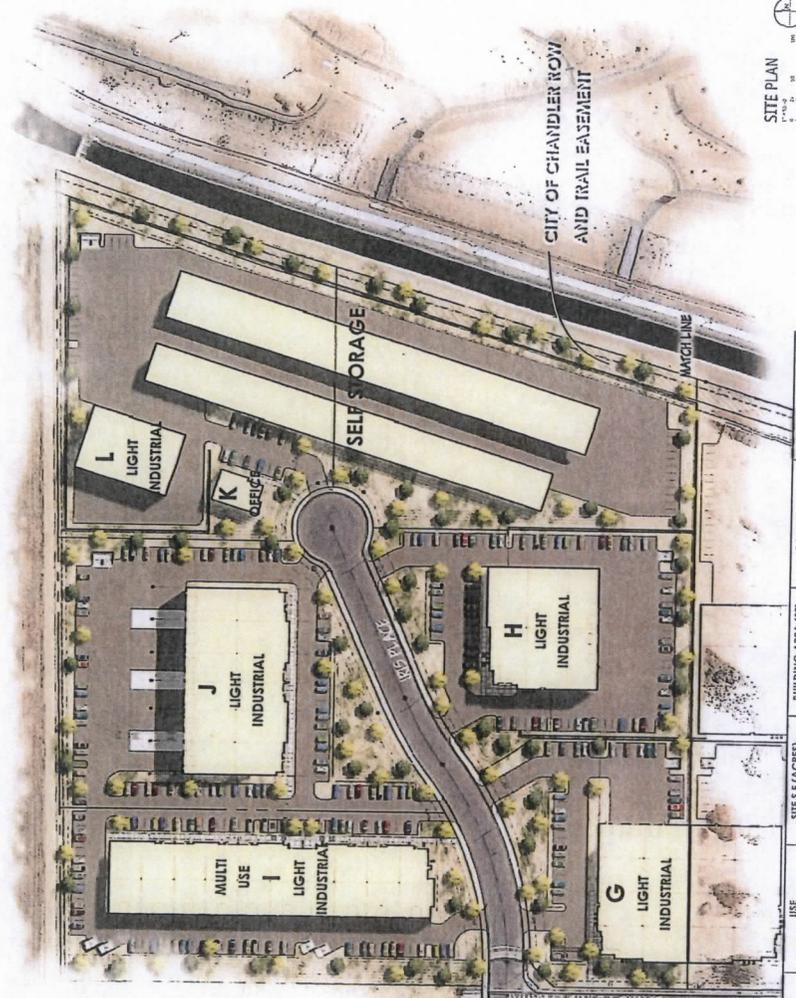
SOUTHERN MASTER PLAN VIEW

Total Site Area—29.8 Acres
 Total Building Area—302,330 SF



MASTER SITE PARKING CALCULATIONS

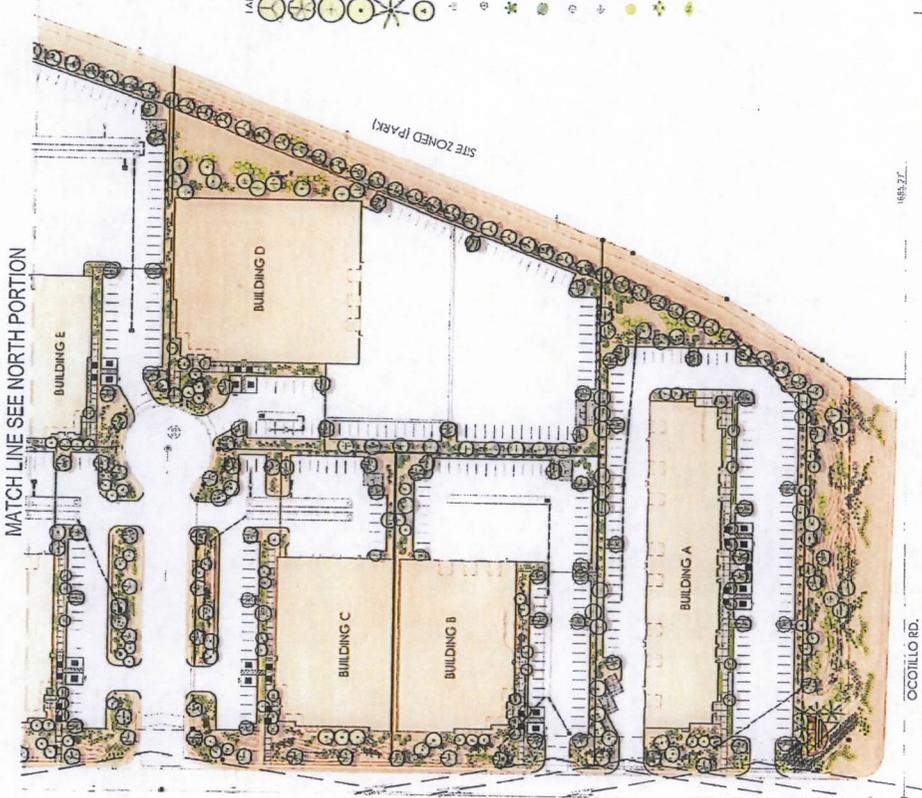
TYPE	SIZE	FACTOR	PARKING REQ'D	PARKING PROVIDED
RETAIL (BLDG A)	10,630 SQ. FT	250	43	43
RESTAURANT (BLDG A)	800 SQ. FT DINING	50	16	16
	800 SQ. FT PREP	200	4	4
LIGHT INDUSTRIAL	210,600 SQ. FT	1000	215	402
OFFICE (BLDG A)	10,630 SQ. FT	250	43	43
(ASSOCIATED w/ L1)	46,120 SQ. FT	250	173	173
(SELF STORAGE)	2,400 SQ. FT	250	10	18
STORAGE	10,000 SQ. FT	500 (1st 10,000)	20	32
	56,330 SQ. FT	5,000 (RESIDUAL)	12	
TOTALS			536	731



BUILDING	USE	SITE SF (ACRES)	BUILDING AREA (SF)	COVERAGE	BUILDING HEIGHT
G	LIGHT INDUSTRIAL	66,690 (1.53)	19,100	29%	26'-0"
H	LIGHT INDUSTRIAL	94,539 (2.17)	20,000	21%	34'-0"
I	LIGHT INDUSTRIAL	109,405 (2.50)	36,000	33%	34'-0"
J	LIGHT INDUSTRIAL	129,415 (2.95)	29,000	22%	34'-0"
K	OFFICE	251,017 (5.76)	2,400	1%	20'-0"
L	SELF STORAGE		9,000	4%	32'-0"
SELF STORAGE	SELF STORAGE		57,330	53%	22'-0"

Total Site Area—29.8 Acres
 Total Building Area—302,330 SF

NORTHERN MASTER PLAN VIEW



- LANDSCAPE LEGEND**
- 1. 1" - 1" TREE
 - 2. 2" - 2" TREE
 - 3. 3" - 3" TREE
 - 4. 4" - 4" TREE
 - 5. 5" - 5" TREE
 - 6. 6" - 6" TREE
 - 7. 7" - 7" TREE
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<p>CENTROPOLE SUPPLES PARK</p>	<p>NEC OCCILLO ROAD & CENTER CORNER CHANDLER ARIZONA</p>
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LANDSCAPE PLAN

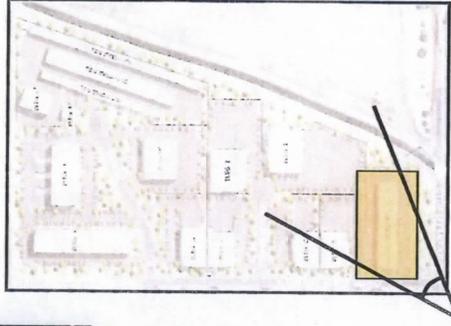
T.J. MACQUIER & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
1855 ST. #203
PHOENIX, AZ 85028
PH 602 251 2222 FAX 602 251 2223

La.02

Project: -

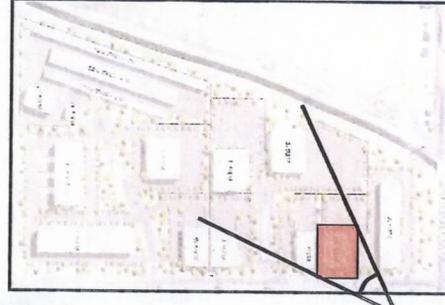
SOUTHERN LANDSCAPE MASTER PLAN





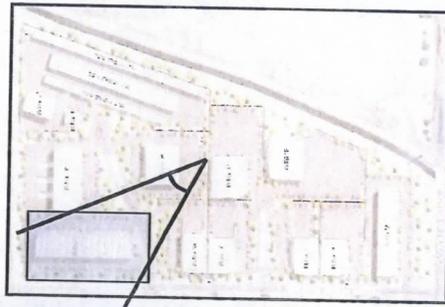
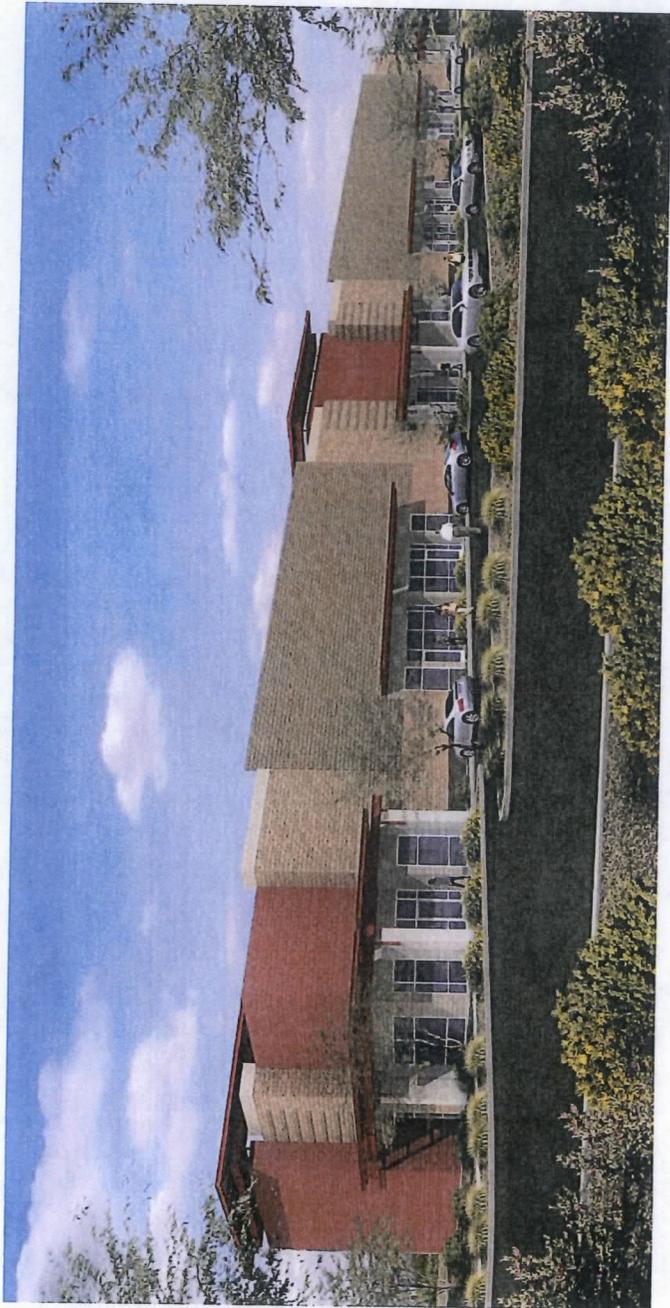
**FLEX/OFFICE / RETAIL / RESTAURANT
BUILDING PDP — BUILDING A**





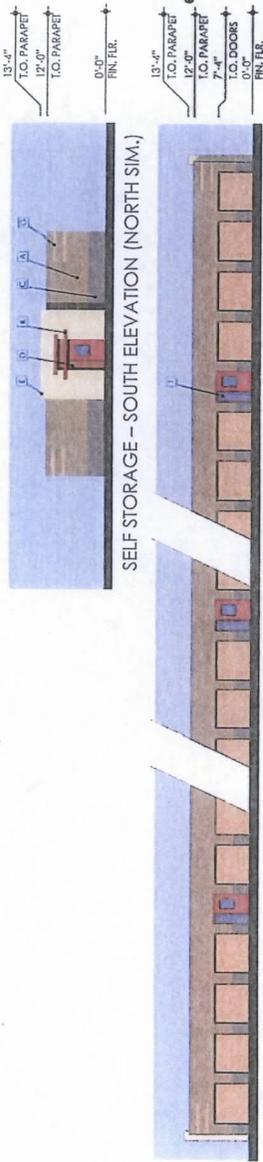
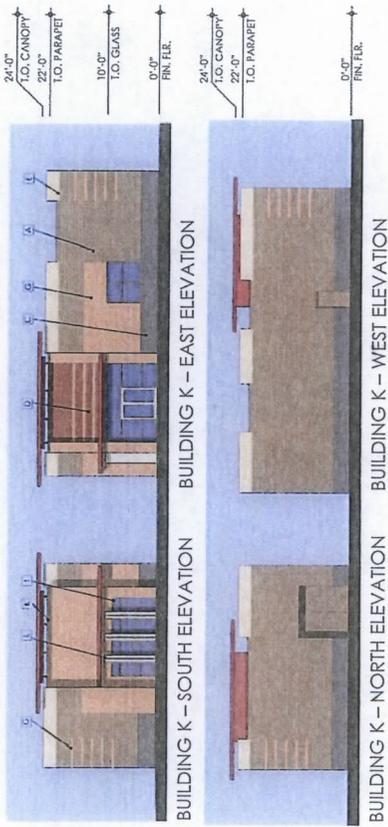
INDUSTRIAL BUILDINGS PDP — BUILDING B





MULTI TENANT BUILDING PDP—BUILDING I





MATERIALS & COLORS

- NOTES: 1. CMU COLORS BASED ON SUPERLITE PRODUCTS
 2. ALL CMU: 8 X 16 X 8
 3. SES
 4. MECHANICAL EQUIPMENT

- A CMU SPLIT FACE, COCOA BROWN
- B CMU SPLIT FACE, CHARCOAL
- C CMU STANDARD, CHARCOAL
- D CMU STANDARD, SEDONA RED
- E CMU STANDARD, BONE
- F CMU SINGLE SCORE, BONE
- G CMU SINGLE SCORE, PEACH
- H CMU SPLIT FACE, BUFF
- I GLAZING: BLUE REFLECTIVE IN CLEAR ANODIZED FRAMES
- J ACCENT COLOR ON EIFS: D66234 "SERENE THOUGHT"
- K STEEL TO RECEIVE RUST FINISH
- L BOARD-FORMED CONCRETE



BUILDING K & SELF-STORAGE PDP ELEVATIONS



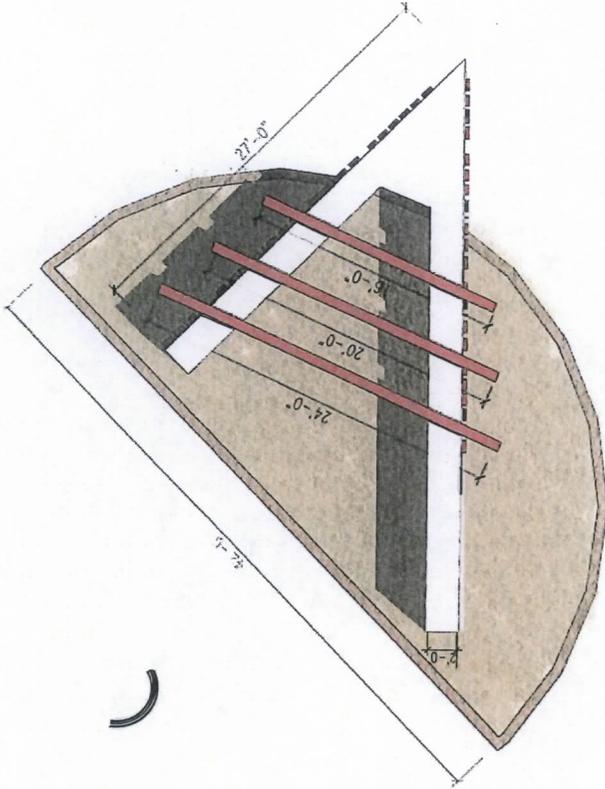
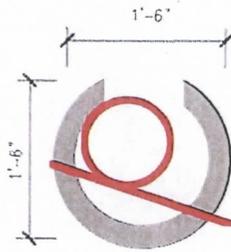
ENTRY FEATURE

ENTRY FEATURE

The signs have been designed to create a sense of welcoming and identity for the Centre Point Business Park. The major Centre Point entry feature will be located off of Ocoillo Road and Centre Point Parkway on the North Eastern corner. The design of the project entry signage will be reflected in the landscape concepts, building design and adhere to the color palette from which has been chosen. The entry feature and screen wall materials include masonry block, precast concrete, color matched I-beams and dimensional aluminum for fabricated graphics.

Landscaping will be planted in the lower tier of the entry feature to create a unity between nature and the built environment and will continue sporadically throughout the project.

The logo and lettering will be constructed of a flat cut aluminum with finishes reflecting the architectural color palettes incorporated in the design aesthetic and mounted on an impactful precast concrete panel.



ORDINANCE NO. 4524

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 LIGHT INDUSTRIAL, GENERAL/MEDICAL/DENTAL OFFICE, AND SELF-STORAGE MINI-WAREHOUSING TO PAD FOR RETAIL/RESTAURANT, LIGHT INDUSTRIAL, GENERAL/MEDICAL/DENTAL OFFICE, AND SELF-STORAGE MINI-WAREHOUSING IN CASE (DVR13-0025 CENTRE POINT BUSINESS PARK) 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 Planned Area Development (PAD) for light industrial, general/medical/dental office, and self-storage mini-warehousing to PAD for retail/restaurant, light industrial, general/medical/dental office, and self-storage mini-warehousing, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "CENTRE POINT BUSINESS PARK", kept on file in the City of Chandler Planning Division, in File No. DVR13-0025, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. 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.
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. 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.
8. The following stipulations shall be the responsibilities of the developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
 - a) Prior to any lot reservation or purchase agreement, any and all prospective buyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the buyer shall be recorded with Maricopa County Recorders Office upon sale of the property.

- b) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
- c) The developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
- d) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

“This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler.”

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 _____, 2014.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4524 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2014, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *CAB*

PUBLISHED:

CENTRE POINT BUSINESS PARK

ATTACHMENT 'A'

LEGAL DESCRIPTION

PARCEL 1

LOTS 2 THROUGH 9 INCLUSIVE AND TRACT A, CENTRE POINTE BUSINESS PARK, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 899 OF MAPS, PAGE 36 AND CERTIFICATE OF CORRECTION RECORDED AS 2007-802499.

EXCEPT THE PORTION CONVEYED TO CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION IN SPECIAL WARRANTY DEED RECORDED JANUARY 18, 2013 AS 2013-0056545 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF "CENTRE POINTE BUSINESS PARK" AS RECORDED IN BOOK 899 OF MAPS, PAGE 36 AND "CENTRE POINTE OFFICE CONDOMINIUMS" AS RECORDED IN BOOK 935 OF MAPS, PAGE 37 RECORDS OF MARICOPA COUNTY RECORDER. SAID PROPERTY BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 15, BEING A CITY OF CHANDLER BRASS CAP IN A HAND HOLE, FROM WHICH, A CITY OF CHANDLER BRASS CAP FLUSH, LOCATED AT THE INTERSECTION OF CENTRE POINTE PARKWAY AND OCOTILLO ROAD, BEARS SOUTH 89° 05' 07" WEST, 2,103.58 FEET;

THENCE SOUTH 89° 05' 07" WEST, A DISTANCE OF 1048.14 FEET ALONG SAID MONUMENT LINE;

THENCE NORTH 00° 54' 53" WEST, A DISTANCE OF 1739.67 FEET DEPARTING SAID MONUMENT LINE TO THE WESTERN RIGHT-OF-WAY LINE OF THE CONSOLIDATED CANAL AS DESCRIBED IN BOOK 215 OF MAPS, PAGE 8 AND THE NORTHEAST CORNER OF LOT 9 OF CENTRE POINTE BUSINESS PARK AS RECORDED IN BOOK 899 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY. SAID POINT IS ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTHEASTERLY ALONG SAID WESTERN RIGHT-OF-WAY LINE THE FOLLOWING 8 COURSES;

SOUTH 18° 33' 05" WEST, A DISTANCE OF 283.96 FEET;

THENCE SOUTH 16° 09' 07" WEST, A DISTANCE OF 565.66 FEET;

THENCE SOUTH 16° 54' 57" WEST, A DISTANCE OF 127.85 FEET;

THENCE SOUTH 19° 38' 57" WEST, A DISTANCE OF 89.55 FEET;

THENCE SOUTH 20° 51' 27" WEST, A DISTANCE OF 493.16 FEET;

THENCE SOUTH 24° 55' 37" WEST, A DISTANCE OF 103.13 FEET;

THENCE SOUTH 31° 40' 29" WEST, A DISTANCE OF 111.13 FEET;

THENCE SOUTH 33° 45' 29" WEST, A DISTANCE OF 31.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OCOTILLO ROAD AS SHOWN ON THE PLAT OF "CENTRE POINTE OFFICE CONDOMINIUMS" AS RECORDED IN BOOK 935 OF MAPS, PAGE 37 RECORDS OF MARICOPA COUNTY RECORDER;

THENCE SOUTH 89° 05' 07" WEST, A DISTANCE OF 225.00 FEET ALONG SAID RIGHT-OF-WAY;

THENCE NORTH 44° 20' 29" EAST, A DISTANCE OF 52.47 FEET DEPARTING SAID RIGHT-OF-WAY;

THENCE NORTH 89° 20' 29" EAST, A DISTANCE OF 94.99 FEET;

THENCE NORTH 74° 48' 15" EAST, A DISTANCE OF 39.65 FEET;

THENCE NORTH 89° 05' 07" EAST, A DISTANCE OF 54.42 FEET;

THENCE NORTHERLY ALONG A LINE THAT IS PARALLEL WITH AND 26.00 FEET WESTERLY OF THE WESTERN RIGHT-OF-WAY LINE OF THE CONSOLIDATED CANAL THE FOLLOWING 7 COURSE;

NORTH 31° 40' 29" EAST, A DISTANCE OF 102.38 FEET;

THENCE NORTH 24° 55' 37" EAST, A DISTANCE OF 100.67 FEET;

THENCE NORTH 20° 51' 27" EAST, A DISTANCE OF 491.96 FEET;

THENCE NORTH 19° 38' 57" EAST, A DISTANCE OF 88.66 FEET;

THENCE NORTH 16° 54' 57" EAST, A DISTANCE OF 127.06 FEET;

THENCE NORTH 16° 09' 07" EAST, A DISTANCE OF 566.03 FEET;

THENCE NORTH 18° 33' 05" EAST, A DISTANCE OF 275.08 FEET;

THENCE NORTH 88° 38' 12" EAST, A DISTANCE OF 27.65 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

PARCEL 2

UNITS 101,105,110,115, BUILDING A, AND UNITS 101,105,110,115, BUILDING A, AND UNITS 101,105,110,115, BUILDING B, AND UNITS 101,105,110,115, BUILDING C, AND UNITS 101,105,110,115, BUILDING D, AND UNITS 101,105,110,115, BUILDING E, AND UNITS 101,105,110,115, BUILDING F, AND UNITS 101,105,110,115, BUILDING G, AND UNITS 101,105,110,115, BUILDING H, AND TRACT A, CENTRE POINT OFFICE CONDOMINIUMS, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 935 OF MAPS, PAGE 37 AND AFFIDAVIT OF CORRECTION RECORDED AS 2008-677554