

#1
AUG 14 2014

ORDINANCE NO. 4551

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 COMMERCIAL AND MULTI-FAMILY RESIDENTIAL TO PAD FOR COMMERCIAL AND MULTI-FAMILY RESIDENTIAL IN CASE (DVR14-0012 CHANDLER VIRIDIAN) 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'

Lot 1 is hereby rezoned from PAD for Commercial and Multi-Family Residential to PAD for Commercial, and Lot 2 is rezoned from PAD Commercial to PAD for Multi-Family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "CHANDLER VIRIDIAN" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0012, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

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. 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.
6. 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.
7. The City shall perform an ongoing study of the pedestrian crossing on Galleria Way at the residential entrance to assess if a designated crosswalk is needed to ensure pedestrian safety and enhance the pedestrian usage in the area. If deemed necessary by the Planning Administrator, the developer shall provide an assurance to construct the pedestrian crossing as part of a phase of the development.
8. Development shall be in accordance with a mutually acceptable development agreement approved by the Chandler City Council within 30 days of the final reading of this Ordinance 4551.

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 Division 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. 4551 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 (fl)

PUBLISHED:



**LEGAL DESCRIPTION
HINES CHANDLER
LOT 2**

November 20, 2013
Job No. 2013-153
Page 1 of 1

A PORTION OF LOT 2 OF THE MINOR LAND DIVISION "CHANDLER FASHION CENTER HOTEL" AS RECORDED IN BOOK 837, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF SAID MINOR LAND DIVISION;

THENCE SOUTH 01 DEGREES 36 MINUTES 37 SECONDS EAST, ALONG THE EASTERLY PROPERTY LINE OF SAID LOT 2, A DISTANCE OF 196.66 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING SOUTH 01 DEGREES 36 MINUTES 37 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 536.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 47 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF 51.05 FEET;

THENCE NORTH 45 DEGREES 09 MINUTES 15 SECONDS WEST, DEPARTING SAID PROPERTY LINE, A DISTANCE OF 116.99 FEET;

THENCE SOUTH 85 DEGREES 56 MINUTES 08 SECONDS WEST, A DISTANCE OF 91.06 FEET;

THENCE SOUTH 59 DEGREES 21 MINUTES 41 SECONDS WEST, A DISTANCE OF 511.67 FEET;

THENCE NORTH 16 DEGREES 55 MINUTES 20 SECONDS WEST, A DISTANCE OF 56.63 FEET;

THENCE NORTH 01 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 189.29 FEET;

THENCE NORTH 48 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF 70.92 FEET;

THENCE SOUTH 85 DEGREES 26 MINUTES 27 SECONDS WEST, A DISTANCE OF 77.65 FEET;

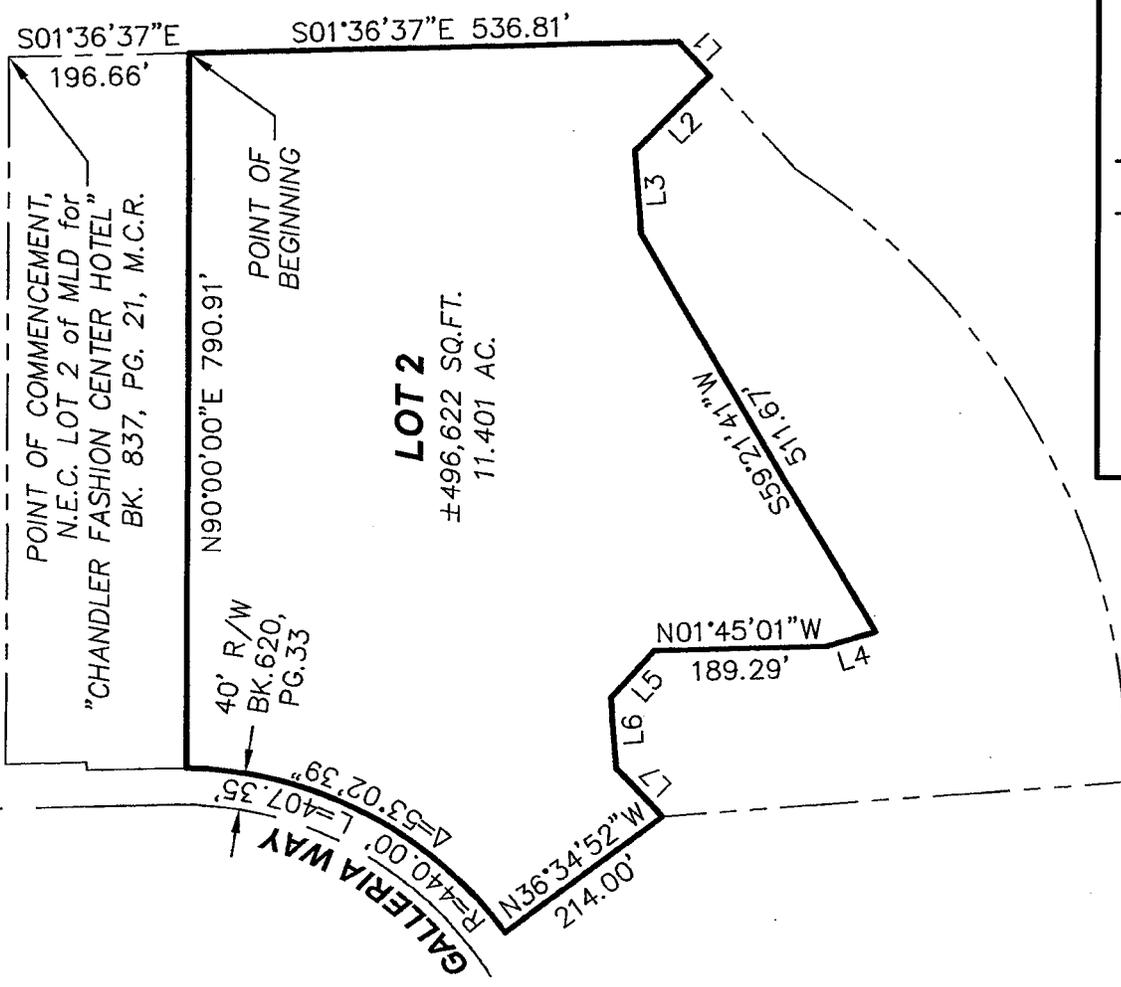
THENCE SOUTH 45 DEGREES 51 MINUTES 10 SECONDS WEST, A DISTANCE OF 72.98 FEET TO THE WESTERLY LINE OF SAID LOT 2;

THENCE NORTH 36 DEGREES 34 MINUTES 52 SECONDS WEST, A DISTANCE OF 214.00 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE CONCAVE WESTERLY, OF WHICH THE RADIUS POINT LIES NORTH 36 DEGREES 34 MINUTES 52 SECONDS WEST, A RADIAL DISTANCE OF 440.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53 DEGREES 02 MINUTES 39 SECONDS, A DISTANCE OF 407.35 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 790.91 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 496,622 SQUARE FEET OR 11.401 ACRES, MORE OR LESS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°06'31"W	51.05
L2	N45°09'15"W	116.99
L3	S85°56'08"W	91.06
L4	N16°55'20"W	56.63
L5	N48°05'07"W	70.92
L6	S85°26'27"W	77.65
L7	S45°51'10"W	72.98



LOT 2
RESIDENCES AT CHANDLER COMMONS
CHANDLER, ARIZONA

SIG
SURVEY INNOVATION
GROUP, INC

Ph (480) 922 0780 Land Surveying Services Fx (480) 922 0781
7301 EAST EVANS ROAD, SCOTTSDALE, AZ 85260

JOB # 13-153 DWG: 13153PLAT.dwg DATE: 11/20/13
SCALE: N.T.S. DRAWN: ELS CHECK: RMH SHEET: 1 OF 1



**LEGAL DESCRIPTION
COMMERCIAL PROPERTY
CHANDLER, ARIZONA**

June 30, 2014
Job No. 2013-153
Page 1 of 2

LOT 15 OF THE FINAL PLAT FOR "CHANDLER FASHION CENTER" ACCORDING TO BOOK 586, PAGE 10 TOGETHER WITH LOT 1, TRACT 'C' AND A PORTION OF LOT 2 OF THE MINOR LAND DIVISION FOR "CHANDLER FASHION CENTER HOTEL" AS RECORDED IN BOOK 837, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15 OF "CHANDLER FASHION CENTER", COMMON WITH THE NORTHWEST CORNER OF SAID LOT 1 OF "CHANDLER FASHION CENTER HOTEL";

THENCE NORTH 02 DEGREES 12 MINUTES 48 SECONDS EAST, ALONG THE BOUNDARY LINE OF SAID LOT 15, A DISTANCE OF 168.37 FEET;

THENCE NORTH 01 DEGREE 38 MINUTES 32 SECONDS WEST, A DISTANCE OF 96.30 FEET;

THENCE NORTH 41 DEGREES 23 MINUTES 46 SECONDS EAST, A DISTANCE OF 29.24 FEET TO THE POINT OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, OF WHICH THE RADIUS POINT LIES NORTH 06 DEGREES 18 MINUTES 10 SECONDS WEST, A RADIAL DISTANCE OF 775.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18 DEGREES 18 MINUTES 39 SECONDS, A DISTANCE OF 247.68 FEET TO THE POINT OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 24 DEGREES 37 MINUTES 26 SECONDS WEST, A RADIAL DISTANCE OF 517.14 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 39 MINUTES 20 SECONDS, A DISTANCE OF 51.05 FEET;

THENCE NORTH 59 DEGREES 43 MINUTES 50 SECONDS EAST, A DISTANCE OF 197.35 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 577.27 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 15 MINUTES 24 SECONDS, A DISTANCE OF 254.47 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 635.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 22 MINUTES 56 SECONDS, A DISTANCE OF 26.40 FEET;

THENCE NORTH 87 DEGREES 22 MINUTES 10 SECONDS EAST, A DISTANCE OF 12.24 FEET;

THENCE SOUTH 46 DEGREES 30 MINUTES 09 SECONDS EAST, A DISTANCE OF 27.72 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 27 SECONDS EAST, A DISTANCE OF 397.64 FEET;

THENCE SOUTH 01 DEGREE 36 MINUTES 37 SECONDS EAST, A DISTANCE OF 504.04 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 790.91 FEET TO THE WESTERLY BOUNDARY LINE OF SAID LOT 2, BEING THE POINT OF A NON TANGENT CURVE CONCAVE WESTERLY, OF WHICH THE RADIUS POINT LIES NORTH 89 DEGREES 37 MINUTES 31 SECONDS WEST, A RADIAL DISTANCE OF 440.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2 DEGREES 01 MINUTES 08 SECONDS, A DISTANCE OF 15.50 FEET TO A POINT OF TANGENCY;

THENCE NORTH 01 DEGREE 38 MINUTES 38 SECONDS WEST, A DISTANCE OF 91.96 FEET;

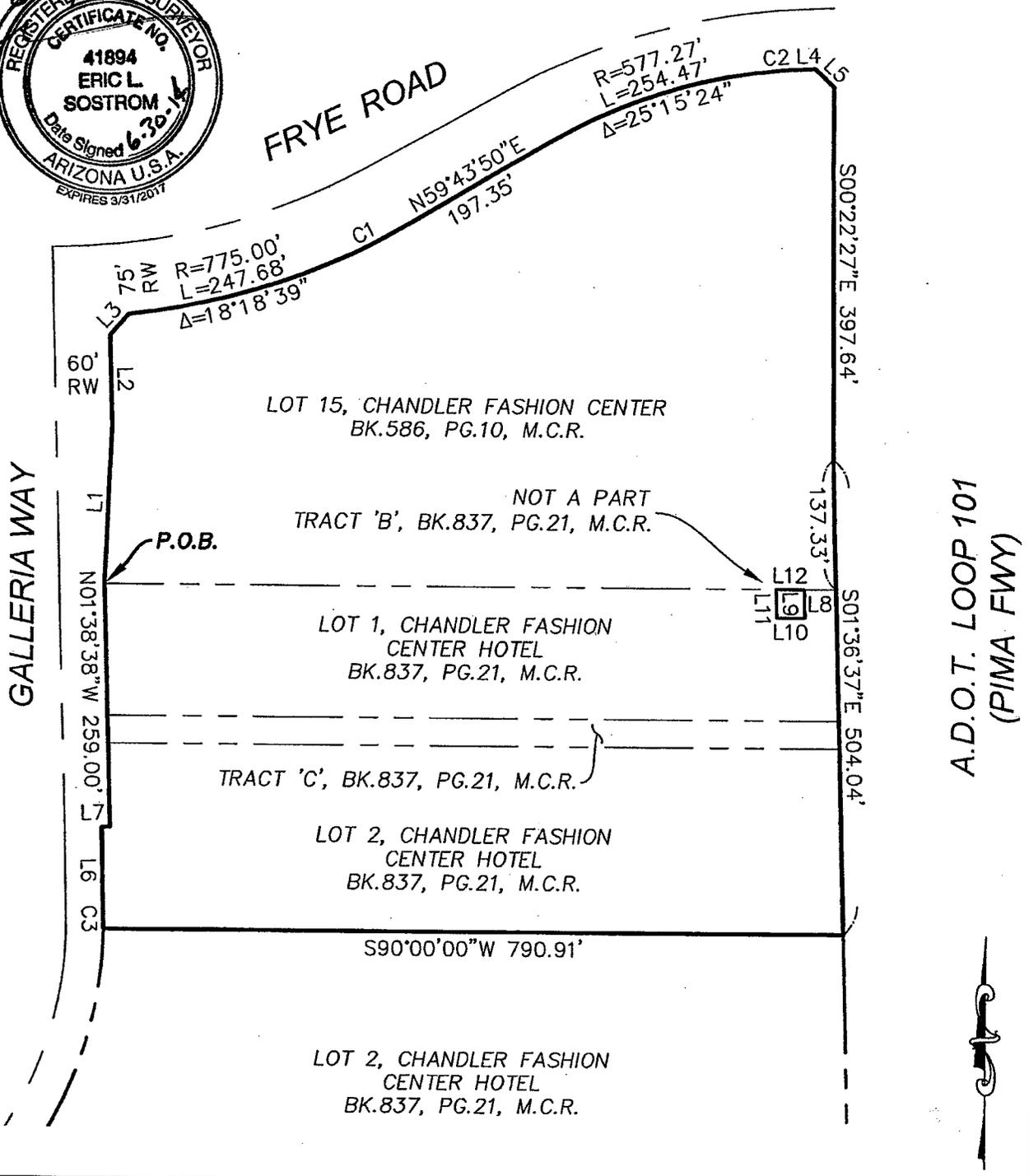
THENCE NORTH 88 DEGREES 21 MINUTES 22 SECONDS EAST, A DISTANCE OF 8.67 FEET;

NORTH 01 DEGREE 38 MINUTES 38 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 259.00 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

EXCEPT ANY PORTION CONTAINED WITHIN TRACT 'B' OF 'CHANDLER FASHION CENTER HOTEL' AS RECORDED IN BOOK 837, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.

SAID PARCEL CONTAINS 614,506 SQUARE FEET OR 14.107 ACRES, MORE OR LESS.





SIG

SURVEY INNOVATION GROUP, INC

Ph (480) 922 0780 **Land Surveying Services** Fx (480) 922 0781
 7301 EAST EVANS ROAD, SCOTTSDALE, AZ 85260

EXHIBIT COMMERCIAL PARCEL CHANDLER, ARIZONA

JOB #13-153	DWG: 13-153 Commercial	DATE 6/30/14
SCALE: N.T.S.	DRAWN: ELS	CHK: RMH
		SHEET 1 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°12'48"E	168.37
L2	N01°38'38"W	96.30
L3	N41°23'46"E	29.24
L4	N87°22'10"E	12.24
L5	S46°30'09"E	27.72
L6	N01°38'38"W	91.96
L7	N88°21'22"E	8.67
L8	N90°00'00"W	34.06
L9	S01°36'37"E	30.01
L10	N90°00'00"W	30.01
L11	N01°36'37"W	30.01
L12	N90°00'00"E	30.01

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	5°39'20"	517.14	51.05	N62°32'54"E 51.03
C2	2°22'56"	635.00	26.40	S86°10'42"W 26.40
C3	2°01'08"	440.00	15.50	N00°38'04"W 15.50



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EXHIBIT
COMMERCIAL PARCEL
CHANDLER, ARIZONA

JOB #13-153	DWG: 13-153 Commercial	DATE 6/30/14
SCALE: N.T.S.	DRAWN: ELS	CHK: RMH
		SHEET 2 OF 2