

#5  
AUG 13 2015



**Chandler · Arizona**  
*Where Values Make The Difference*



**MEMORANDUM**

**Planning Division – CC Memo No. 15-101**

**DATE:** AUGUST 13, 2015

**TO:** MAYOR AND COUNCIL

**THRU:** MARSHA REED, ACTING CITY MANAGER *MR*  
JEFF KURTZ, PLANNING ADMINISTRATOR *KA KJK*  
KEVIN MAYO, PLANNING MANAGER *KA*

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

**SUBJECT:** DVR15-0002 FAMILY BIBLE CHURCH  
Introduction and Tentative Adoption of Ordinance No. 4651

**Request:** Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Church with Preliminary Development Plan (PDP) for site layout and building design approval

**Location:** South of the southwest corner of Ocotillo and McQueen roads

**Applicant:** Andrew Carson III, Carson Poetzl Inc.

**Project Info:** Approximately 4 acres; a 24,394 square foot worship building

**RECOMMENDATION**

Planning Commission and Planning Staff, upon finding the Rezoning request to be consistent with the General Plan and Southeast Chandler Area Plan, recommend approval subject to conditions. Planning Commission and Planning Staff recommend approval of the Preliminary Development Plan (PDP) subject to conditions.

**BACKGROUND**

The approximate 4-acre site is located south of the southwest corner of Ocotillo and McQueen roads. The undeveloped property is adjacent to a larger County rural residential area. West and north of the property are existing rural residential lots. A gated single-family subdivision is south of the property. To the east is McQueen Road, vacant land zoned for commercial use, and a single-family residential subdivision.

The request is to rezone from Agricultural District (AG-1) to Planned Area Development (PAD) for Church with Preliminary Development Plan (PDP) for site layout and building design approval. The single-story church building is approximately 24,394 square feet. The building accommodates classrooms, offices, assembly space, and support space for the church. Assembly services are estimated to seat up 448 persons per service which are held twice on Sundays.

The building architecture is a modern design with metal framing including smooth stucco clad steel and exposed steel truss elements. The flat roof design incorporates parapets and varied roofline heights. The building's front is angled toward McQueen Road showcasing the large front entry area. An outdoor recreation space and a basketball court are north of the building. The site's west, south, and north property lines are tree-lined creating a buffer from existing residential. The site's ingress/egress is from McQueen Road including a full-movement access. Building signage is provided on the church's front entrance and east elevation. A freestanding monument sign is located along McQueen Road.

#### **GENERAL PLAN CONFORMANCE / AREA PLAN BACKGROUND**

The property is within the Southeast Chandler Area Plan (SECAP). This Area Plan and the General Plan designate the property for residential. The SECAP identifies the parcel as Rural/Agrarian Character for residential development and non-residential development as long as the use is consistent with the General Plan. Churches and other places of worship can be considered within residential neighborhoods upon placing special attention to buffering, building size and height, adequate parking, access, and neighborhood traffic circulation. The proposed development incorporates these elements. Planning Staff finds that the church use does not impact the existing residential properties and is a compatible development.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 20, 2015. Approximately 12 people attended in addition to the church's Pastor and development team representatives. Questions were asked regarding seating capacity, traffic impact, site lighting, and outdoor activity areas. Attendees supported the development.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns.

#### **PLANNING COMMISSION VOTE REPORT**

Move to Approve.

In Favor: 5    Opposed: 0    Absent: 2 (Baron, Donaldson)

#### **RECOMMENDED ACTIONS**

##### **Rezoning**

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "FAMILY BIBLE CHURCH", kept on file in the City of Chandler Planning Division, in File No. DVR15-0002, 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. 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. 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.

**Preliminary Development Plan**

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "FAMILY BIBLE CHURCH", kept on file in the City of Chandler Planning Division, in File No. DVR15-0002, except as modified by condition herein.
2. The site shall be maintained in a clean and orderly manner.
3. Landscaping shall be in compliance with current Commercial Design Standards.
4. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
7. 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.

### **PROPOSED MOTIONS**

#### **Rezoning**

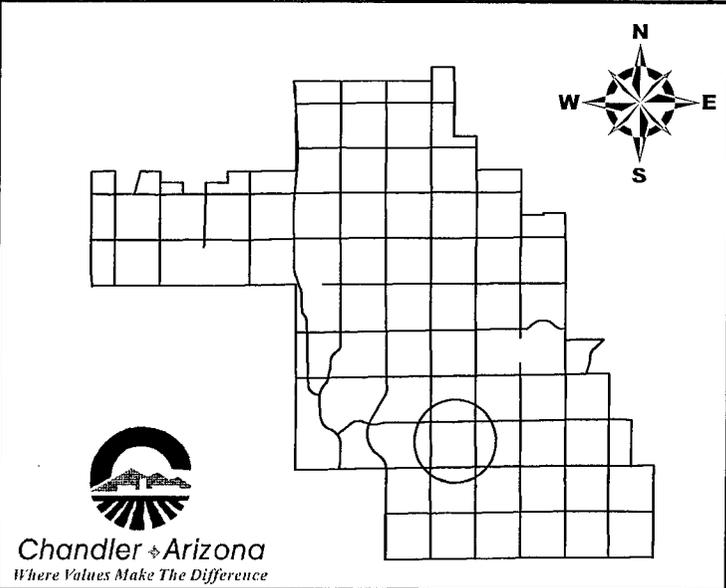
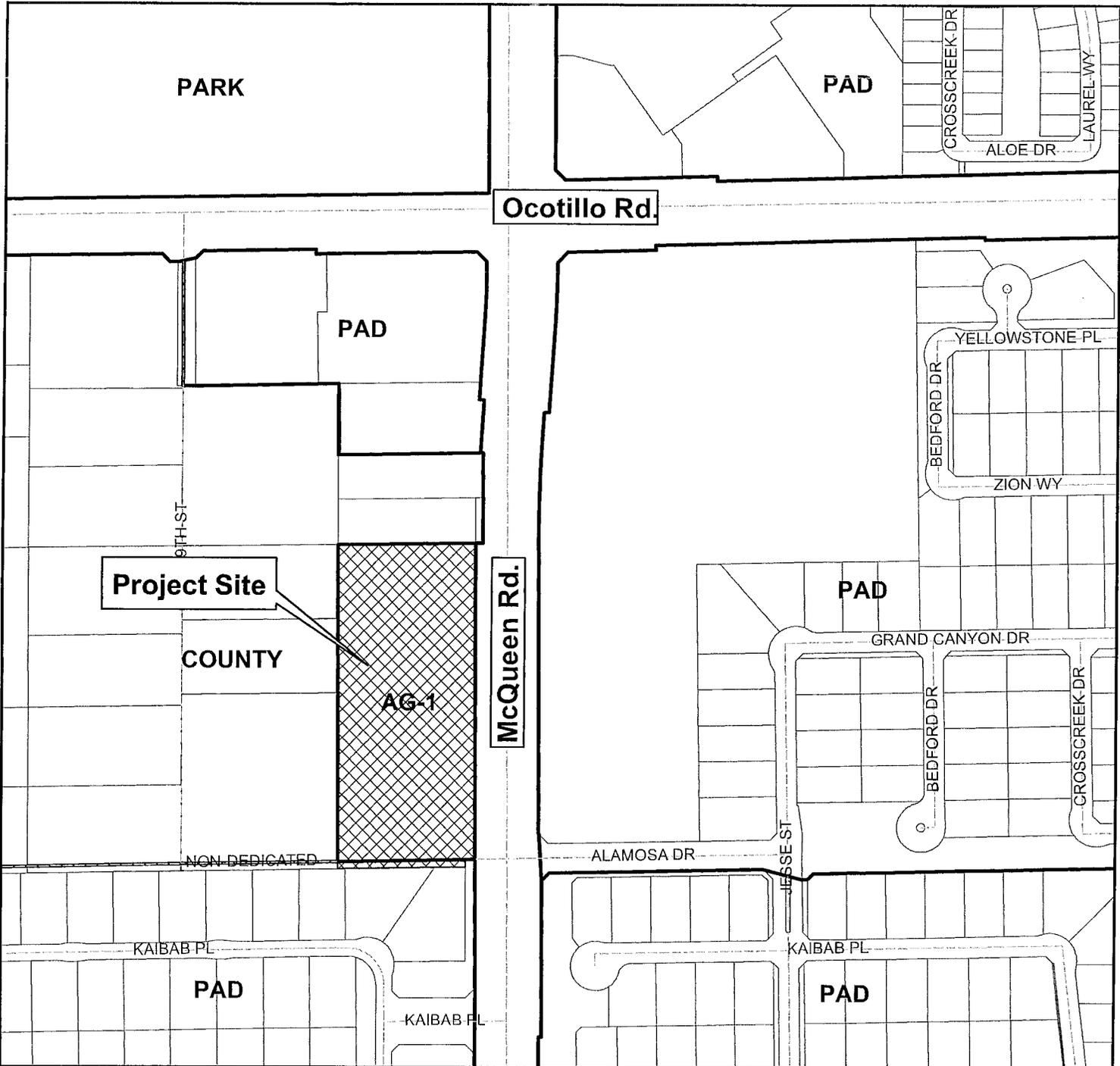
Move to introduce and tentatively adopt Ordinance No. 4651 approving rezoning request DVR15-0002 FAMILY BIBLE CHURCH from Agricultural District (AG-1) to Planned Area Development (PAD) for Church, subject to the conditions as recommended by Planning Commission and Planning Staff.

#### **Preliminary Development Plan**

Move to approve Preliminary Development Plan DVR15-0002 FAMILY BIBLE CHURCH for church, subject to the conditions as recommended by Planning Commission and Planning Staff.

#### **Attachments**

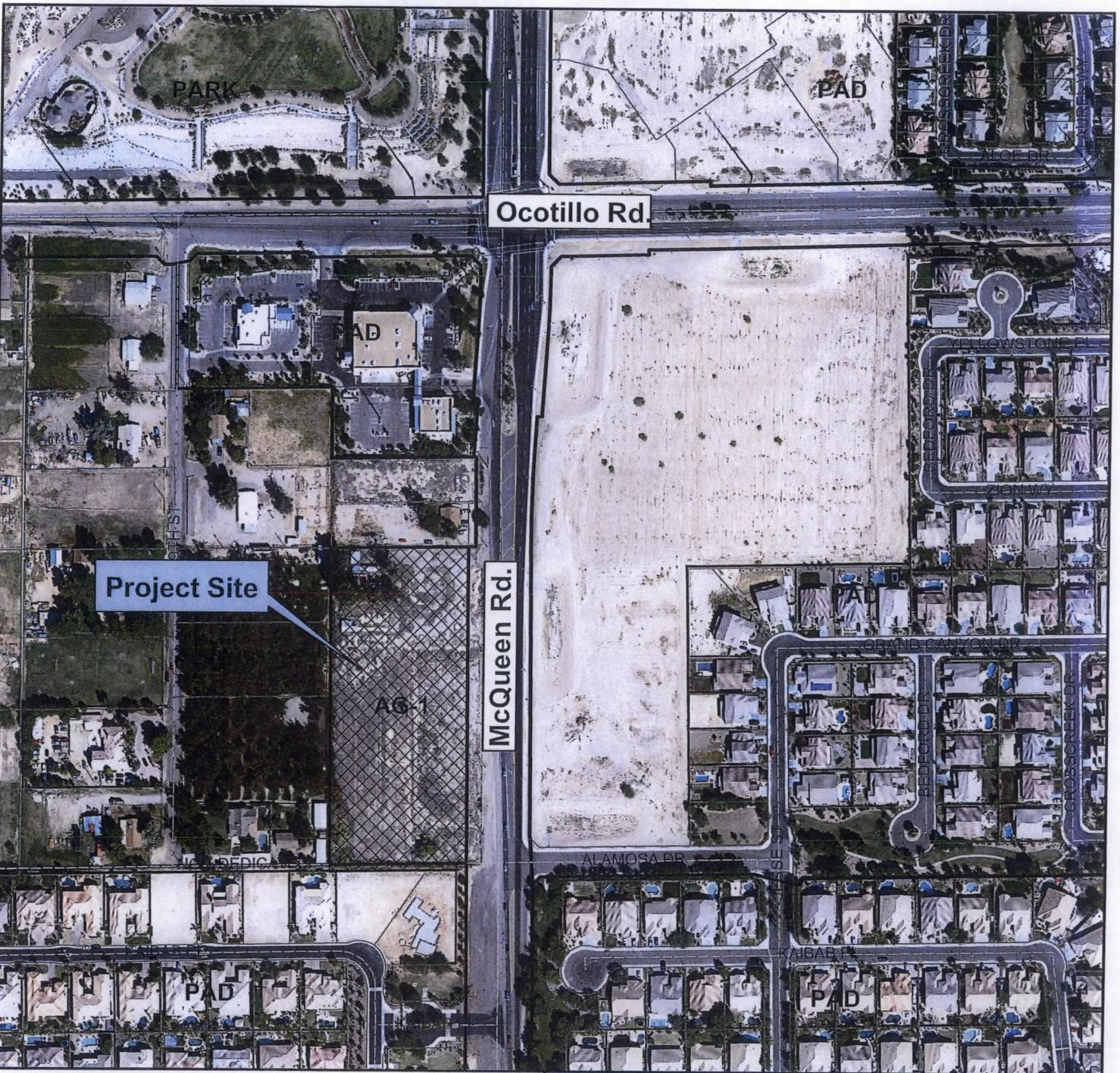
1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Ordinance No. 4651
6. Development Booklet, Exhibit A



## Vicinity Map

**Family Bible Church**

CITY OF CHANDLER 6/15/2015



Ocotillo Rd.

McQueen Rd.

Project Site

AG-1

## Vicinity Map

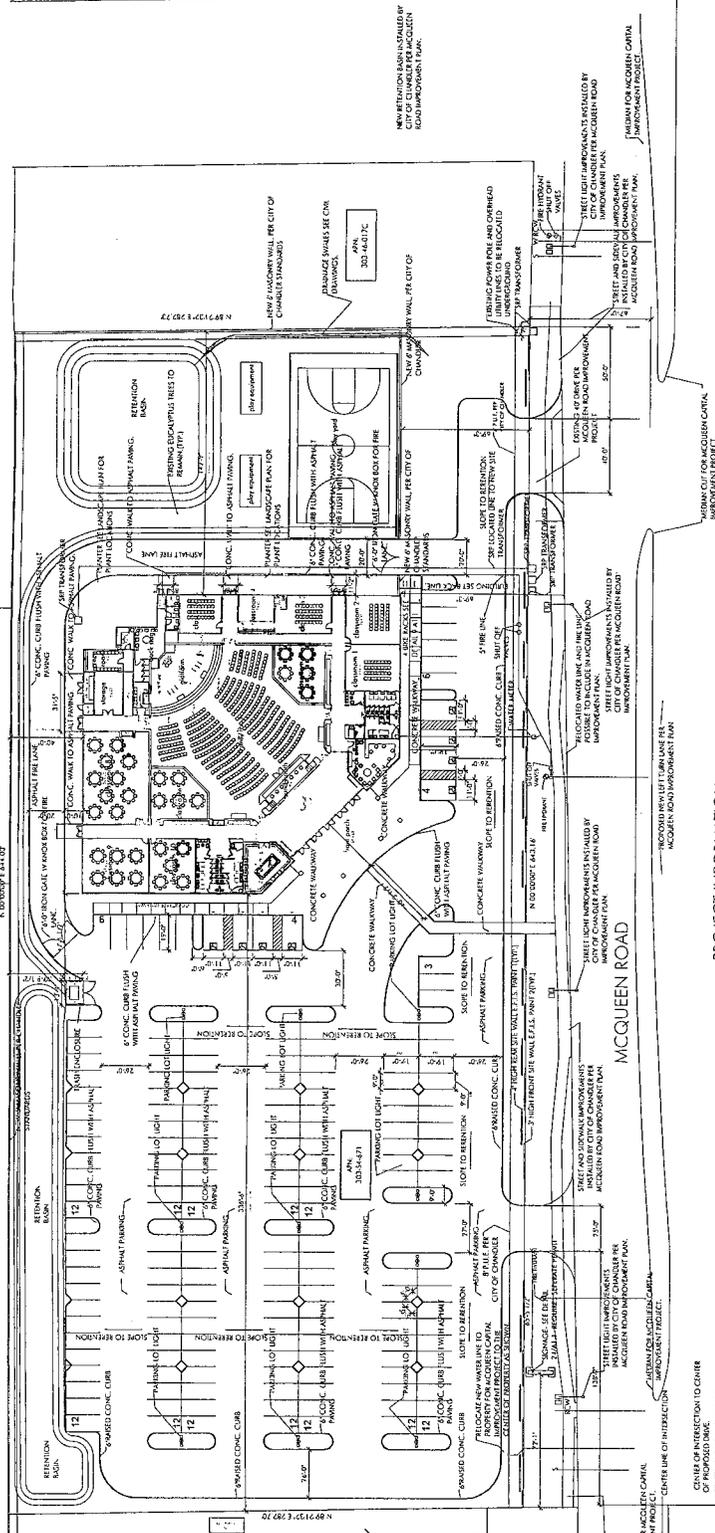


Family Bible Church



DATE	11/11/2015
BY	ALAN BARSON
PROJECT	FAMILY BIBLE CHURCH
LOCATION	4200 SOUTH MCQUEEN ROAD, CHANDLER, AZ 85249
SCALE	AS SHOWN
PROJECT NO.	15-0000
DATE	11/11/2015
BY	ALAN BARSON
PROJECT	FAMILY BIBLE CHURCH
LOCATION	4200 SOUTH MCQUEEN ROAD, CHANDLER, AZ 85249
SCALE	AS SHOWN
PROJECT NO.	15-0000

ARCHITECTURAL SITE PLAN
1" = 30'
FBC 2015
03.31.2015



**PROJECT INFORMATION:**

PER IBC TABLE 503 - AN A-3 OCCUPANCY IS ALLOWED 6,000 SF OF AREA FOR TYPE V-8 CONSTRUCTION. SECTION 503.3 ALLOWS A 300% AREA INCREASE IF AN AUTOMATIC FIRE ALARM SYSTEM IS USED. THE ALLOWABLE AREA FOR AN A-3 OCCUPANCY WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IS 18,000 SF.

**EXIT WIDTH:**  
 ADMIN: 200'  
 CLASSROOM: 200'  
 SANCTUARY: 200'  
 PROVIDED: 200'  
 PROVIDED: 200'  
 PROVIDED: 200'

**PLUMBING FIXTURE CALCULATIONS:**  
 (BASED ON IBC TABLE 2902.1 & IBC TABLE 403.1 - CHURCH OCCUPANCY)  
 MALE: 120  
 FEMALE: 120  
 GENERAL: 120  
 PROVIDED: 120  
 PROVIDED: 120  
 PROVIDED: 120

**PARKING:**  
 REQUIRED: 184 SPACES  
 PROVIDED: 184 SPACES  
 REQUIRED: 184 SPACES  
 PROVIDED: 184 SPACES

**BUILDING SETBACKS:**  
 CITY OF CHANDLER (PUD)  
 FRONT YARD: 60'  
 SIDE YARD: VARIES  
 REAR YARD: 40'

**GROSS BUILDING AREA:**  
 SANCTUARY: 24,394 S.F.  
 ADMIN: 8,836 S.F.  
 CLASSROOM: 15,010 S.F.  
 SANCTUARY: 7,668 S.F.  
 CLASSROOM: 12,038 S.F.  
 SANCTUARY: 25,909 S.F.  
 ADMIN: 8,836 S.F.  
 CLASSROOM: 15,010 S.F.  
 SANCTUARY: 7,668 S.F.

**NET BUILDING AREA (80% GROSS):**  
 19,515 S.F.

**AREA UNDER ROOF:**  
 ADMIN: 8,836 S.F.  
 CLASSROOM: 15,010 S.F.  
 SANCTUARY: 7,668 S.F.

**GROSS SITE ACREAGE:**  
 4.27 ACRES

**NET SITE ACREAGE:**  
 (186,001 SF)  
 4.27 ACRES

**LOT COVERAGE:**  
 CITY OF CHANDLER (PUD)  
 25,909/186,001 = 14%

**FLOOR AREA RATIO (F.A.R.):**  
 25,909/186,001 = 14%

**SEISMIC ZONE:**  
 70 M.P.H. EXPOSURE C

**DESIGN CODES:**  
 2012 - I.F.C., 2012 - I.B.C., I.F.C.C., I.P.C., I.M.C., 2012 - N.E.C., A.D.A./A.B.A.G.

**NOTES:**

1. RETENTION BASIN SHALL BE INSTALLED BY THE CITY OF CHANDLER PER ROAD IMPROVEMENT PLAN.

2. STREETS AND SIGNALS SHALL BE INSTALLED BY THE CITY OF CHANDLER PER MCCOEN ROAD IMPROVEMENT PLAN.

3. STREET LIGHT IMPROVEMENTS SHALL BE INSTALLED BY THE CITY OF CHANDLER PER MCCOEN ROAD IMPROVEMENT PLAN.

4. ACCURATE ROAD IMPROVEMENT PLAN.

5. ACCURATE ROAD IMPROVEMENT PLAN.

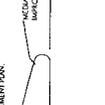
6. ACCURATE ROAD IMPROVEMENT PLAN.

7. ACCURATE ROAD IMPROVEMENT PLAN.

8. ACCURATE ROAD IMPROVEMENT PLAN.

9. ACCURATE ROAD IMPROVEMENT PLAN.

10. ACCURATE ROAD IMPROVEMENT PLAN.



DATE	11/11/2015
BY	ALAN BARSON
PROJECT	FAMILY BIBLE CHURCH
LOCATION	4200 SOUTH MCQUEEN ROAD, CHANDLER, AZ 85249
SCALE	AS SHOWN
PROJECT NO.	15-0000

ARCHITECTURAL SITE PLAN
1" = 30'
FBC 2015
03.31.2015

**CITY NOTES:**

- A. ALL PORTIONS OF THE DEVELOPMENT SITE (INCLUDING FUTURE BUILDINGS PAD(S) NOT OCCUPIED BY BUILDINGS) PAVED IMPROVEMENTS AND REQUIRED LANDSCAPING TO RECEIVE A MINIMUM 1" ORGANIC GRASSCOVER (VIA DECOMPOSED GRANITE, RIVER ROCK, ETC.)
- B. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF CHANDLER.
- C. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION- RECOMMENDED TREE SPECIFICATIONS'. SEE SECTION 1803(6.13), ZONING CODE.
- D. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1<sup>ST</sup> OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 31<sup>ST</sup> OF THE FOLLOWING CALENDAR YEAR.
- E. TREES, SHRUBS, VINES, GROUND COVER, AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
- F. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN. SEE SECTION 18021(6.7)(1).
- G. PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'.
- H. FINISH GRADE OF LANDSCAPE AREAS (TOP OF CURB OR D/S) MUST BE GRADED TO 1 1/2" BELOW CONCRETE OR OTHER PAVED SURFACES.
- I. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR. SEE SECTION 1803(6.6), ZONING CODE.
- J. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- K. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- L. ALL TRANSDUCER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKLOG DEVICES AND ANY OTHER UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH THE SCREEN WALL COLOR.
- M. QUANTITIES LISTED ON THESE DRAWINGS ARE ESTIMATED. INSTALL ALL MATERIALS SHOWN ON DRAWINGS.
- N. THE FIRELINE BACKFLOW PREVENTION UNIT SHALL BE ADEQUATELY SCREENED BY PLANT MATERIAL AS SHOWN ON DRAWINGS.
- O. TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS AND PUBLIC ACCESSWAYS. SHRUBS MUST BE PLACED A MINIMUM 3' FROM ALL SIDES OF A FIRE HYDRANT. INDICATE HYDRANT LOCATIONS AND PROTRUDE ENTIRE NOSE ON THE LANDSCAPE PLAN. SEE SECTION 18021(6.10), ZONING CODE.
- P. NO OBSTRUCTIONS TO VIEW SHALL BE ERECTED, CONSTRUCTED, OR PARKED WITHIN THE SIGHT VISIBILITY AREA. ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6' CURB ELEVATION. ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24".

**FAMILY BIBLE CHURCH**  
22224 SOUTH MQUEEN ROAD  
CHANDLER, ARIZONA 85249



**LANDSCAPE DATA:**

TOTAL SITE AREA: 181823 SQ. FT. 4.18 AC.  
 TOTAL BUILDING AREA: 12426 SQ. FT. .28 OF TOTAL SITE AREA  
 TOTAL PARKING AREA: 66252 SQ. FT. 1.47 OF TOTAL SITE AREA  
 LANDSCAPE IN PARKING AREA: 19252 SQ. FT. .43% MINIMUM OF PARKING AREA INTERIOR SURFACE SHALL BE LANDSCAPED.  
 TOTAL TURF AREA: 23282 SQ. FT. .51% OF TOTAL SITE AREA  
 SHRUBS/GROUNDCOVERS: 22285 SQ. FT. .49% OF SITE AREA  
 INORGANIC/GRANITE: 44112 SQ. FT. .97% OF TOTAL SITE AREA.

**City of Chandler Plant Guarantee:**

ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1<sup>ST</sup> OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 31<sup>ST</sup> OF THE FOLLOWING CALENDAR YEAR.  
 TREES, SHRUBS, VINES, GROUND COVER, AND TURF WHICH HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.  
 ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.

**PLANT KEY NOTES:**

- 1) 3" HIGH DECORATIVE SCREEN WALL
- 2) 4" HIGH DECORATIVE SCREEN WALL
- 3) SCOOED LAWN
- 4) 8" HIGH DECORATIVE CMU WALL
- 5) RUGED BASKETBALL COURT
- 6) 6" CONCRETE HELICER
- 7) 1" DEEP 3/4" SCREENED DECOMPOSED GRANITE
- 8) SIGN MOUNT
- 9) BIKE RACK
- 10) CROSSWALK (PAVEMENT)

**PLANT SCHEDULE: (FOR THIS SHEET ONLY)**

TO REMAIN	8' TOTAL
DIAMOND CUT TRAFFIC 4' TOTAL	
3/8" BOX MANHOLE	18 TOTAL
8" HT. 8" SP. 1 1/2" CAL.	31 TOTAL
24" BOX MANHOLE	3 TOTAL
8" HT. 8" SP. 1 1/2" CAL.	11 TOTAL
24" BOX MANHOLE	1 TOTAL
15" GALLON	13 TOTAL
1" HT. 2" SP. 3/4" CAL.	13 TOTAL
FREE HOLEY	1 TOTAL
15" GALLON MOUNTAIN	1 TOTAL
6" HT. 6" SP. 1" CAL.	30 TOTAL
24" BOX MANHOLE	33 TOTAL
19" HT. 4" SP. 1 1/2" CAL.	19 TOTAL
5" GALLON	106 TOTAL
5" GALLON	

**Preliminary Landscape Plan**  
Scale 1:30

PLANT	QUANTITY	TOTAL
RIUELLA PENNANGLERIS	5 GALLON	54 TOTAL
SCORPAN DEBERT RIUELLA	5 GALLON	68 TOTAL
RIUELLA BRITANNICA CALIFORNICA	5 GALLON	43 TOTAL
RIUELLA	5 GALLON	171 TOTAL
EREGOPHYLLA MAGALATA 'VALENTINE'	5 GALLON	50 TOTAL
VALENTINE BUSH	5 GALLON	21 TOTAL
MYRTUS COMPANS 'COPPACITA'	5 GALLON	23 TOTAL
CLAUSTRYRILE	5 GALLON	85 TOTAL
CASUA BRITTI	5 GALLON	21 TOTAL
GREEN DEBERT CASUA	5 GALLON	23 TOTAL
TECCOA	5 GALLON	85 TOTAL
TECCOA 'SWANS V. 'SEARCY'	5 GALLON	23 TOTAL
ACICIA RIBESLANS 'D.C.'	5 GALLON	85 TOTAL
DEBERT CURRET REPUBLICANS	5 GALLON	23 TOTAL
LANTANA MONTIVORNIS 'N.G.'	1 GALLON	85 TOTAL
NEW GOLD LANTANA	1 GALLON	23 TOTAL
BEBELIA TELICOBATA	1 GALLON	4179 SF.
YELLOW DOT	1 GALLON	2408 SF.
DECOMPOSED GRANITE	3/4" SCREENED	
MD-IRON LAWN	SCOOED	



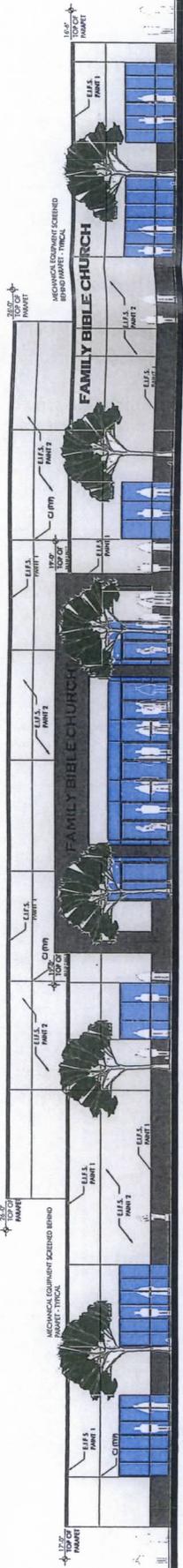
**PRELIMINARY**  
 PHILLIP R. RYAN  
 LANDSCAPE ARCHITECT P.C.  
 landscape architecture & planning  
 3947 e. beechnut place  
 Gilbert, AZ 85208  
 (480) 855-8119 fax: (480) 855-8164



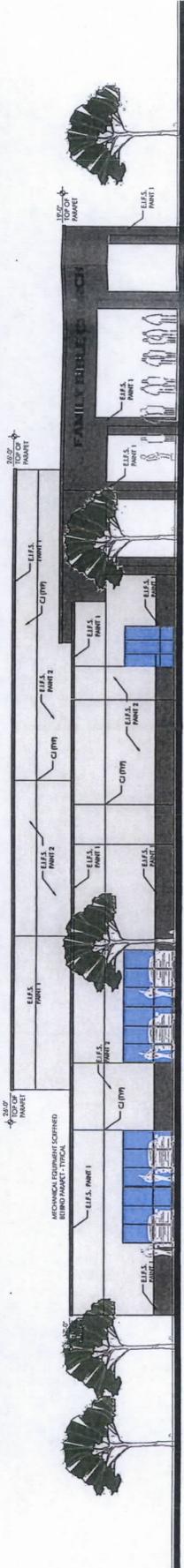
PROJECT NO.



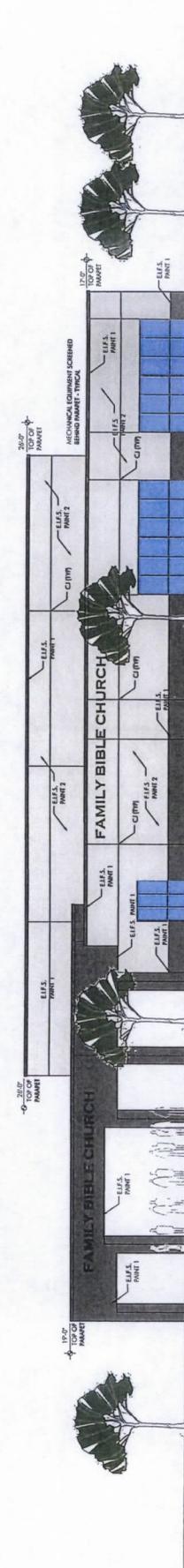
DATE	1/8 = 1/4"
SCALE	AS SHOWN
PROJECT	FBC 2015
DATE	03.31.2014



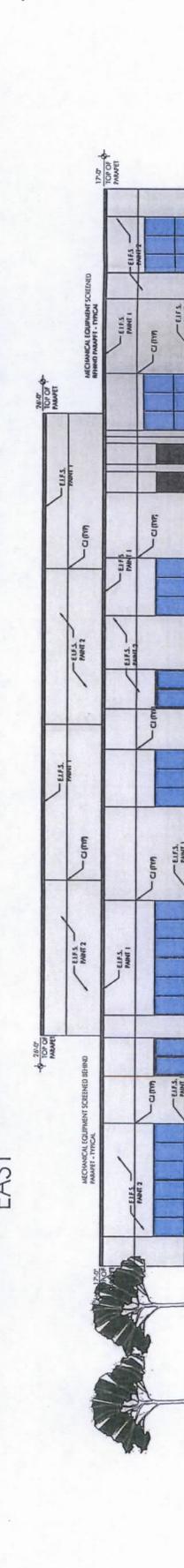
SOUTHEAST



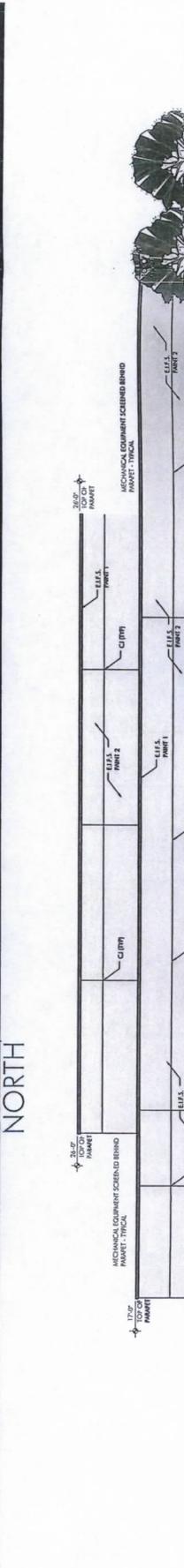
SOUTH



EAST



NORTH



WEST



**ORDINANCE NO. 4651**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR CHURCH IN CASE (DVR15-0002 FAMILY BIBLE CHURCH) 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 Agricultural District (AG-1) to Planned Area Development (PAD) for Church, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "FAMILY BIBLE CHURCH", kept on file in the City of Chandler Planning Division, in File No. DVR15-0002, 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. 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. 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.

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 \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this \_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4651 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

*KSh*

PUBLISHED:

DESCRIPTION OF  
PARCEL 1

Attachment 'A'  
Ord. no. 4651

**DESCRIPTION OF A 4.180 ACRE PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF CHANDLER, COUNTY OF MARICOPA, STATE OF ARIZONA.**

SAID 4.180 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

**COMMENCING AT A POINT**, SAID POINT BEING THE NORTHEAST CORNER OF SAID SECTION 22, A FOUND BRASS CAP IN HAND HOLE AT THE CENTERLINE INTERSECTION OF OCOTILLO ROAD AND MCQUEEN ROAD, FROM WHICH THE EAST QUARTER CORNER OF SADI SECTION 22 BEARS S 00°18'12" E A DISTANCE OF 2644.68 FEET, (BASIS OF BEARINGS).

THENCE S 00°18'12" E ALONG THE CENTERLINE OF SAID MCQUEEN ROAD A DISTANCE OF 678.73 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE S 89°05'00" W A DISTANCE OF 65.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID MCQUEEN ROAD TO A SET REBAR WITH CAP LS#35694, SAID POINT ALSO BEING THE **POINT OF BEGINNING** FOR THE PARCEL DESCRIBED HEREIN;

THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE, S 00°18'12" E A DISTANCE OF 643.75 FEET TO A SET REBAR WITH CAP LS#35694;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY, S 88°57'50" W A DISTANCE OF 282.72 FEET TO A POINT;

THENCE N 00°18'12" W A DISTANCE OF 644.34 FEET TO A SET REBAR WITH CAP LS#35694;

THENCE N 89°05'00" E A DISTANCE OF 282.72 FEET TO A POINT BEING THE **POINT OF BEGINNING**.

**CONTAINING:** 182,072 SQUARE FEET OR 4.180 ACRES OF LAND, MORE OR LESS.

SUBJECT TO THE 65' RIGHT-OF-WAY OF MCQUEEN ROAD AND ALL COVENANTS AND AGREEMENTS OF RECORD.

DESCRIPTION OF  
PARCEL 2

Attachment 'A'  
OBJ. no. 4651

**DESCRIPTION** OF A 0.092 ACRE PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF CHANDLER, COUNTY OF MARICOPA, STATE OF ARIZONA.

SAID 0.092 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

**COMMENCING AT A POINT**, SAID POINT BEING THE NORTHEAST CORNER OF SAID SECTION 22, A FOUND BRASS CAP IN HAND HOLE AT THE CENTERLINE INTERSECTION OF OCOTILLO ROAD AND MCQUEEN ROAD, FROM WHICH THE EAST QUARTER CORNER OF SADI SECTION 22 BEARS S 00°18'12" E A DISTANCE OF 2644.68 FEET, (BASIS OF BEARINGS).

THENCE S 00°18'12" E ALONG THE CENTERLINE OF SAID MCQUEEN ROAD A DISTANCE OF 678.73 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE S 89°05'00" W A DISTANCE OF 65.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID MCQUEEN ROAD TO A SET REBAR WITH CAP LS#35694;

THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE, S 00°18'12" E A DISTANCE OF 643.75 FEET TO A SET REBAR WITH CAP LS#35694;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY, S 88°57'50" W A DISTANCE OF 20.01 FEET TO A FOUND REBAR WITH CAP LS#13570, SAID POINT ALSO BEING THE **POINT OF BEGINNING** FOR THE PARCEL DESCRIBED HEREIN

THENCE S 00°18'12" E A DISTANCE OF 15.42 FEET TO A POINT;

THENCE S 89°03'20" W A DISTANCE OF 262.71 FEET TO A SET REBAR WITH CAP LS#35694;

THENCE N 00°18'12" W A DISTANCE OF 15.00 FEET TO A POINT;

THENCE N 88°57'50" E A DISTANCE OF 262.72 FEET TO A POINT BEING THE **POINT OF BEGINNING**.

**CONTAINING:** 3996 SQUARE FEET OR 0.092 ACRES OF LAND, MORE OR LESS.

SUBJECT TO THE 65' RIGHT-OF-WAY OF MCQUEEN ROAD AND ALL COVENANTS AND AGREEMENTS OF RECORD.