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OCT 19 2015

ORDINANCE NO. 4660

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) AND PLANNED COMMERCIAL OFFICE (PCO) WITH A PAD OVERLAY TO PLANNED COMMERCIAL OFFICE (PCO) WITH A PAD MID-RISE OVERLAY FOR BUILDINGS UP TO 200 FEET IN HEIGHT IN CASE (DVR15-0015 WELLS FARGO CHANDLER CAMPUS) 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:

Lot 1 of the Minor Land Division Map Combining Lots 1 and 2 of the Minor Land Division Map of Ocotillo Corporate Center, according to Book 1221 of Maps, Page 44, Official Records of the Maricopa County Recorder's Office.

Said parcel is hereby rezoned from Planned Area Development (PAD) for office retail and data center uses, and Planned Commercial Office (PCO) with a PAD Overlay, to Planned Commercial Office (PCO) with a Planned Area Development (PAD) Mid-Rise Overlay for buildings up to 200-feet in height, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Wells Fargo Chandler Campus" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0015, 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. Compliance with the following original stipulations adopted by the City Council as Ordinance No. 3389, case DVR02-0021 WELLS FARGO OCOTILLO CORPORATE CAMPUS. Any stipulation originally adopted with Ordinance No. 3389 not specifically referenced below is hereby deleted.

A. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

B. 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.

C. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled Wells Fargo Ocotillo Corporate Center, kept on file in the City of Chandler Planning Services Division, in File No. DVR02-0021, except as modified by condition herein.

D. The landscaping, exclusive of the medians, in all site open-spaces and adjacent rights-of-way shall be maintained by the property owner.

E. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of

the development, at the buyer's option, the water rights and permits then applicable to the development. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Wells Fargo Ocotillo Corporate Center development shall use treated effluent to maintain open space, common areas, and landscape tracts.

F. The landscaping design shall include turf in areas visible from the adjacent streets, such as along the frontages or on berms or slopes. Along the 50-foot setback for the Queen Creek Road street frontage there shall be 100 percent turf.

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. Unless otherwise included as part of the City's Capital Improvement Program, 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. Building heights shall be limited to a maximum of 200-feet in height.

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.

