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APR 11 2016

**ORDINANCE NO. 4699**

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 RETAIL AND HOTEL TO PAD FOR AN OFFICE PARK WITH ANCILLARY RETAIL AND RESTAURANT USES, INCLUDING MID-RISE OVERLAY FOR BUILDING HEIGHTS UP TO 75 FEET, IN CASE DVR15-0041 (SANTAN OFFICE 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:**

*See Exhibit 'A'*

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Said parcel is hereby rezoned from Planned Area Development (PAD) for commercial retail and hotel to PAD for an office park with ancillary retail and restaurant uses, including Mid-Rise Overlay for building heights up to 75 feet, subject to the following condition:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Santan", kept on file in the City of Chandler Planning Division, in File No. DVR15-0041 THE SANTAN OFFICE CAMPUS, 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.
7. 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.
8. Maximum building height, exclusive of mechanical screening, shall be limited to 75 feet.

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 \_\_\_\_\_, 2016.



**EXHIBIT "A"**  
**(Legal Description of the Property)**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

That portion of Section 5, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the Northeast corner of said Section 5;

thence South 00 degrees 48 minutes 09 seconds East, 1223.70 feet along the East line of said Section 5;

thence departing said East line South 89 degrees 11 minutes 51 seconds West, 65.00 feet;

thence South 83 degrees 23 minutes 26 seconds West, 244.21 feet;

thence South 85 degrees 11 minutes 58 seconds West, 448.55 feet;

thence North 00 degrees 48 minutes 23 seconds West, 1285.57 feet to a point on the North line of said Section 5;

thence North 89 degrees 38 minutes 37 seconds East along said North line, 755.52 feet to the POINT OF BEGINNING;

EXCEPT that portion conveyed by Special Warranty Deed to the State of Arizona, recorded October 18, 2002 in Recording No. 20021085792 and described as follows:

That portion of Lot 1 of Section 5, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

COMMENCING at a brass cap in a hand hole marking the Northeast corner of said Section 5 from which a brass cap in a hand hole marking the East quarter corner of said Section 5 bears South 01 degrees 01 minutes 33 seconds East, 2834.01 feet;

thence along the East line of said Section 5 South 01 degrees 01 minutes 33 seconds East, 545.79 feet;

thence South 88 degrees 58 minutes 27 seconds West, 55.00 feet to the POINT OF BEGINNING on the existing West right-of-way line of Alma School Road;

thence continuing South 88 degrees 58 minutes 27 seconds West, 10.00 feet;

thence South 01 degrees 01 minutes 33 seconds East, 181.80 feet;

thence South 05 degrees 47 minutes 24 seconds West, 255.07 feet to a point hereinafter called "Point A"

thence South 02 degrees 54 minutes 13 seconds West, 178.98 feet;

thence South 41 degrees 01 minutes 57 seconds West, 101.75 feet to the existing Northerly right-of-way line of S.R. 202L (Sanfan Freeway);

thence along said existing Northerly right-of-way line North 83 degrees 10 minutes 02 seconds East, 111.27 feet;

thence continuing along said existing Northerly right-of-way line North 88 degrees 58 minutes 27 seconds East, 10.00 feet to said existing West right-of-way line of Alma School Road;

thence along said existing West right-of-way line North 01 degrees 01 minutes 33 seconds West, 677.90 feet to the POINT OF BEGINNING; and also

EXCEPT that portion taken by Final Order of Condemnation, entered in Cause No. CV2003-024680 and recorded October 20, 2004 in Recording No. 2004-1228051, records of Maricopa County, Arizona, described as follows:

That portion of a parcel of land as described in Docket No. 98-0093117, records of Maricopa County, Arizona, located in the Northeast quarter of Section 5, Township 2 South, Range 5 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 said Section 5, monumented with a P.K. Nail from which the North quarter of said Section 5 bears South 89 degrees 25 minutes 56 seconds West, a distance of 2642.45 feet;

thence South 89 degrees 25 minutes 56 seconds West along the North line of the Northeast quarter of said Section 5, a distance of 55.00 feet;

thence South 01 degrees 00 minutes 49 seconds East, departing said North line and also being parallel with and 55.00

feet East of the East line of said Section 5, a distance of 33.00 feet to the TRUE POINT OF BEGINNING;

thence continuing South 01 degrees 00 minutes 49 seconds East, a distance of 67.00 feet to a point falling on the Easterly line of the parcel described herein;

thence South 89 degrees 25 minutes 56 seconds West, a distance of 20.00 feet;

thence North 01 degrees 00 minutes 49 seconds West, a distance of 25.00 feet to a point 75.00 feet South of the North line of the Northeast quarter of said Section;

thence South 89 degrees 25 minutes 56 seconds West, parallel with and 75.00 feet South of the North line of the Northeast quarter of said Section 5, a distance of 304.84 feet, more or less, to a point per said Docket;

thence North 00 degrees 34 minutes 04 seconds West, a distance of 10.00 feet to a point 65.00 feet South of the North line of the Northeast quarter of said Section;

thence South 89 degrees 25 minutes 56 seconds West, parallel with and 65.00 feet South of the North line of the Northeast quarter of said Section 5, a distance of 376.00 feet, more or less, to a point on the West parcel line per said Docket;

thence North 00 degrees 34 minutes 04 seconds West along the Westerly parcel line of said parcel described per said Docket, a distance of 32.00 feet, more or less, to a point on the Southerly right-of-way of Pecos Road as per Docket No. 98-0093117, records of Maricopa County, Arizona;

thence North 89 degrees 25 minutes 56 seconds East along the Southerly right-of-way of Pecos Road per said Docket, 700.51 feet, more or less, to the TRUE POINT OF BEGINNING;

EXCEPTING all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form and all steam and other forms of thermal energy, on, in or under the above described land, however not reserving the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet and not reserving the right to use the surface in connection with the rights reserved herein, as set forth in the Special Warranty Deed recorded May 25, 2006 in Recording No. 2006-0713521.

Legal Document

