



Chandler • Arizona
Where Values Make The Difference

#4
MAY 12 2016
Chandler

2010

MEMORANDUM

Planning Division – CC Memo No. 16-029a

DATE: MAY 12, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *J*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: SUSAN FIALA, CITY PLANNER *SF*

SUBJECT: DVR15-0010 RMB BUSINESS PARK
Introduction and Tentative Adoption of Ordinance No. 4653

Request: Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Light Industrial and Commercial with Preliminary Development Plan (PDP) for site layout and building architecture

Location: North of the northeast corner of Arizona Avenue and Ryan Road

Applicant: Pat Mahoney, Arizona Commercial Real Estate Services

Project Info: Approximate 15-acre site, 6 buildings, and 201,152 square feet building area

The request was continued after the September 21, 2015, City Council Study Session, in order for the Applicant to address issues related to the site’s recent amended designation as being located within a flood zone. The revised site plan reflects two retention basins to address the new FEMA flood map revision which became effective on November 4, 2015. The Arizona Avenue basin was enlarged with increased depth to four feet. A new retention basin was added east of Building One. This retention structure is approximately six feet deep and enclosed with a wrought iron fence and access gate. Split faced and stacked bond concrete masonry units are at the north and south ends of the basin for screening and to integrate with building materials and paint. Building floor area and total number of parking spaces were reduced to accommodate the additional interior retention structure.

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Chandler Airpark Area Plan, Planning Commission and Planning Staff recommend City Council approve the Rezoning and Preliminary Development Plan, subject to conditions.

BACKGROUND

The approximate 15-acre site is located north of the northeast corner of Arizona Avenue and Ryan Road. Vacant, agriculturally zoned land is to the south, vacant industrial land is to the north, and railroad tracks are to the east. Ryan Estates single-family subdivision is west, across Arizona Avenue.

The request is for rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Light Industrial and Commercial with Preliminary Development Plan (PDP) for site layout and building architecture.

AREA PLAN

The site is located within the Chandler Airpark Area Plan and designates the property for Commercial/Office/Business Park uses with a Light Rail Corridor Overlay, if the nearby railroad tracks are ever designated for light rail transit. The proposed uses include those listed under the Planned Light Industrial (I-1) and Regional Commercial (C-3) zoning districts as permitted in the Zoning Code. These uses are consistent with the Chandler Airpark Area Plan designation.

SITE LAYOUT AND BUILDING ARCHITECTURE

The site will consist of six buildings with a shared interior truck yard and truck wells. The total building area is approximately 201,152 square feet. Two driveways on Arizona Avenue provide access. The driveways will be shared with the north and south properties. An agreement with each owner concerning the cross access/shared driveways would be required to be recorded prior to the issuance of a certificate of occupancy. Parking is located around the site perimeter and in front of tenant entrances. Total required parking is 364 parking spaces and 450 are proposed to insure parking needs are met for future tenants.

Building architecture is industrial in style, creating a functional form with visual interest. Design elements and materials incorporate concrete tilt-up panels, metal panel accents, full height glass near the building corners and tenant entrances, modulated rooflines, and stone extruded accents extending from ground to roofline. The color palette utilizes earth tones with a color accent to complement the landscape palette and provide some contrast with the austere building materials.

The request includes approval for two freestanding monument signs with six tenant panels on each face. The materials and colors match those of the buildings including integral colored split face concrete masonry units, metal siding, and stucco. All remaining signage will comply with the City of Chandler Sign Code. Additional details can be found within the attached Development Booklet.

AIRPORT COMMISSION

The Airport Commission reviewed the rezoning request in accordance with the Airport Conflicts Evaluation Process at their July 8, 2015, meeting. The Airport Administrator issued a conflicts

evaluation report indicating that the Airport Commission determined the proposed rezoning and associated uses do not constitute a conflict with existing or planned airport uses.

DISCUSSION

Planning Staff finds the proposed development reflects a quality light industrial and business park project which further sustains existing businesses in the area and creates additional employment opportunities within the Chandler Airpark Area Plan. The proposal is compatible with adjacent developments.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 23, 2015. Two residents of the same household attended to gather general information on the project.
- As of the writing of this memo, Planning Staff is not aware of opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 4 Opposed: 0 Absent: 3 (Cunningham, Foley, Ryan)

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff recommend City Council approve the Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Light Industrial and Commercial, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "RMB BUSINESS PARK", kept on file in the City of Chandler Planning Division, in File No. DVR15-0010, except as modified by condition herein.
2. 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.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.

5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
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. 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 recommend City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "RMB BUSINESS PARK", kept on file in the City of Chandler Planning Division, in File No. DVR15-0010, except as modified by condition herein.
2. Cross access agreements and/or other agreements between the property owner/developer of the business park and the land owners to the north and south, regarding the Arizona Avenue driveways, shall be recorded with Maricopa County prior to the issuance of the Certificate of Occupancy.
3. The monument sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
4. The site shall be maintained in a clean and orderly manner.
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. Raceway signage shall be prohibited within the development.
8. Signage shall comply with the City of Chandler Sign Code.
9. 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.
10. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

11. Wall mounted signage shall be commensurate with the design quality and materials depicted in the Development Booklet, and shall be administratively reviewed and approved by Planning Staff.

12. Freestanding monument sign tenant panels shall incorporate routed out push-thru acrylic letters.

PROPOSED MOTIONS

Rezoning

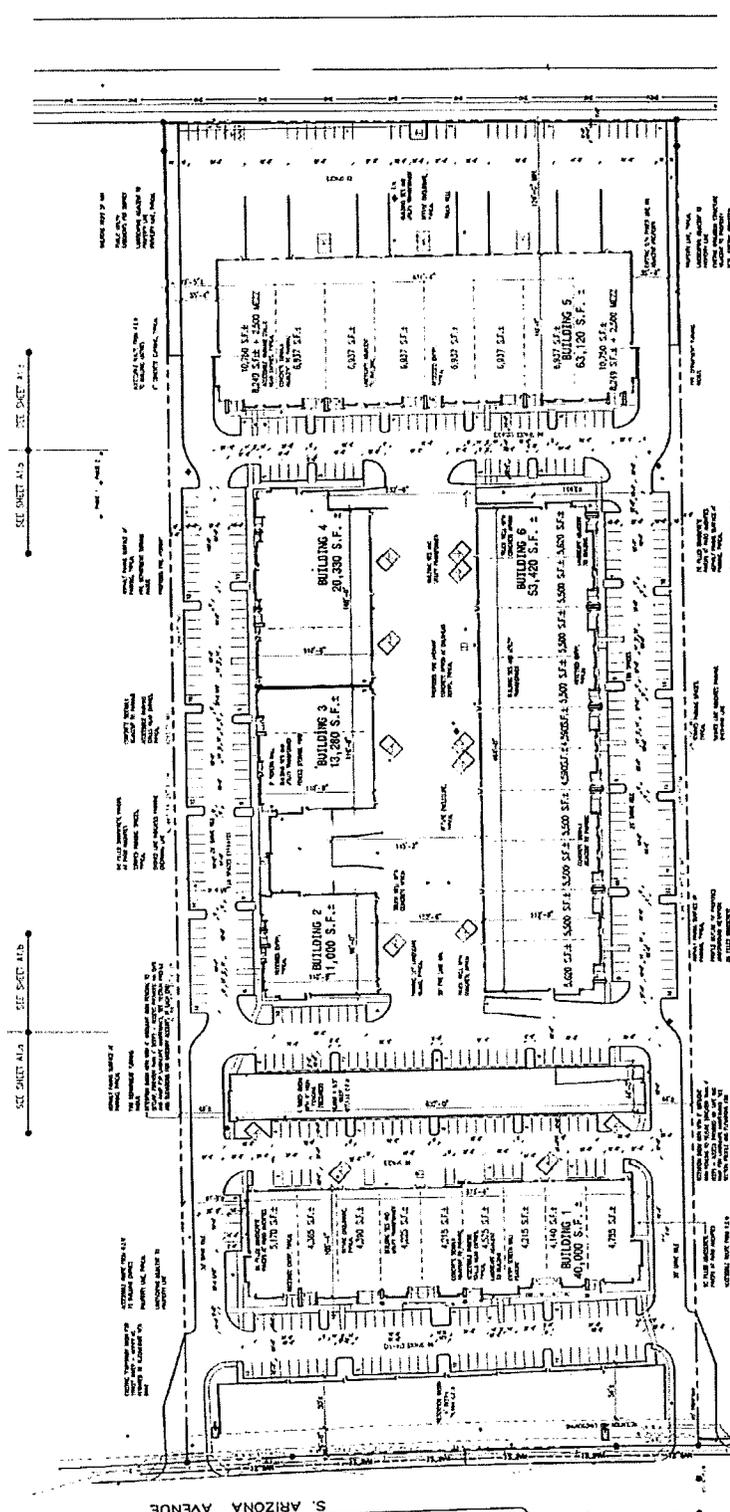
Move City Council introduce and tentatively adopt Ordinance No. 4653 approving DVR15-0010 RMB BUSINESS PARK, Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Light Industrial and Commercial, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan DVR15-0010 RMB BUSINESS PARK, for site layout and building architecture, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plans
4. Building Elevations
5. Perspective
6. Ordinance No. 4653
7. Exhibit A, Development Booklet



GMB
 BUSINESS PARK
 Loop 202 @ Arizona Avenue - Chandler, Arizona

Euthenics
 ARCHITECTURE & INTERIORS
 A.C.R.E.S.
 4074 CAMPUS BLVD. SUITE 200
 CHANDLER, AZ 85226



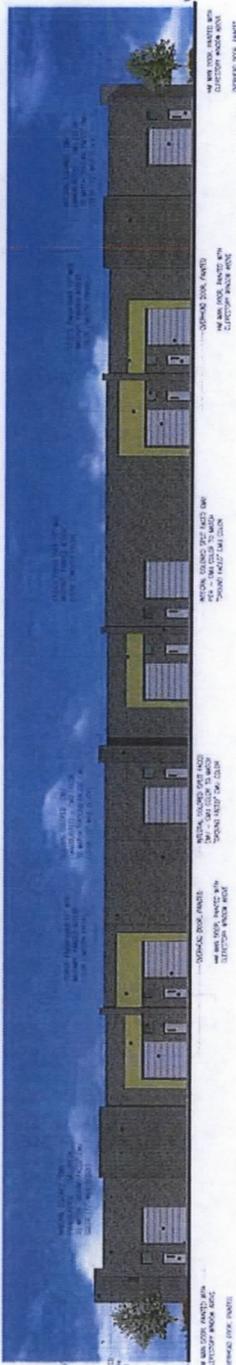
West Elevation



North Elevation



South Elevation



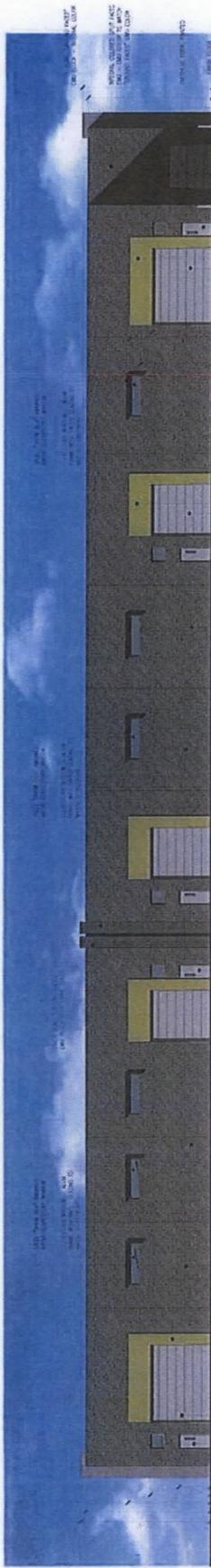
East Elevation

Building 1
Exterior Elevations



Entheos
ARCHITECTURE & INTERIOR DESIGN
A.C.R.E.S.

RMB
BUSINESS PARK
A3.1
Loop 202 @ Arizona Avenue - Chandler, Arizona



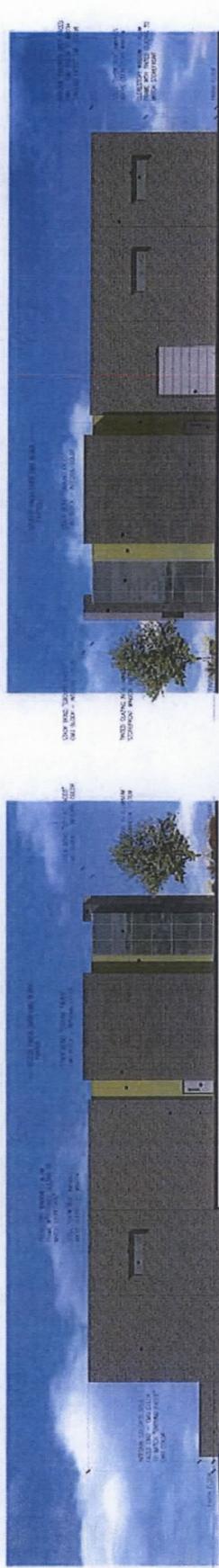
South Elevation

UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE

UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE

UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE

UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE



West Elevation

UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE

UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE

UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE

UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE



North Elevation

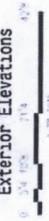
UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE

UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE

UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE

UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE
UPPER LEVELS OF FACED
CONCRETE

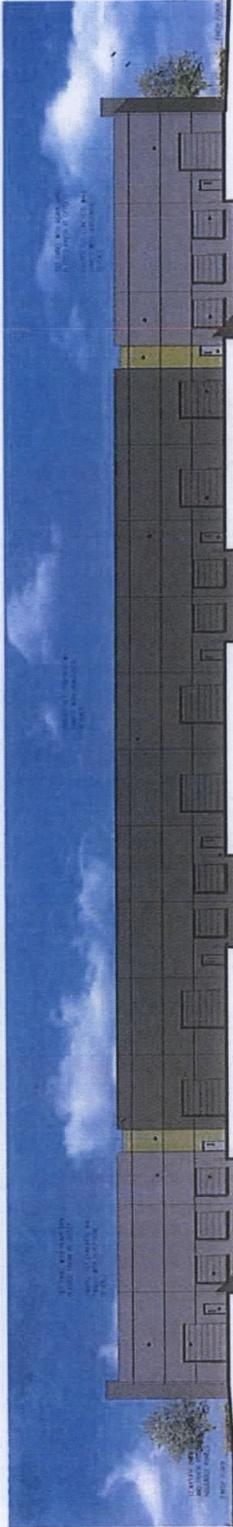
**Building 3 + 4
Exterior Elevations**



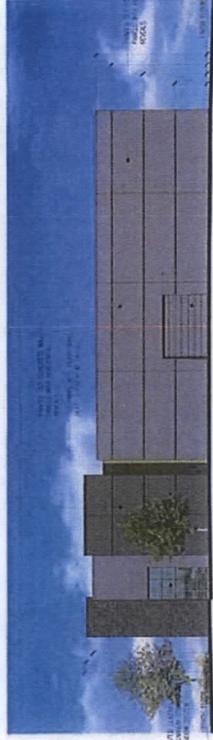
RMB
BUSINESS PARK
A3.3

Loop 202 @ Arizona Avenue - Chandler, Arizona

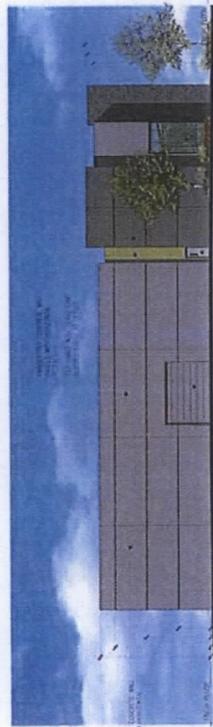
Euthenics
ARCHITECTURE & INTERIORS
A.C.R.E.S.



East Elevation



South Elevation



North Elevation



West Elevation

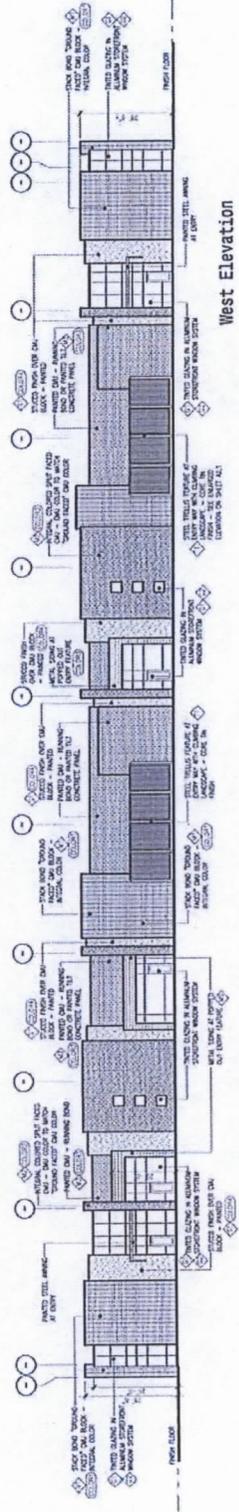
Building 5
Exterior Elevations

1" = 10'-0" (1/8" = 1'-0")



Euthenics
Architecture & Interiors
A.C.R.E.S.

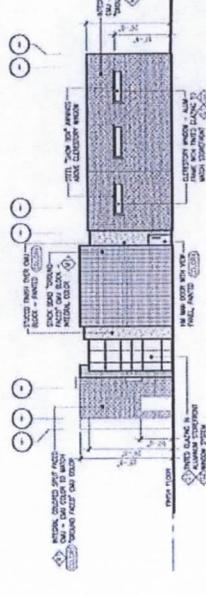
RMB
BUSINESS PARK
Loop 202 @ Arizona Avenue - Chandler, Arizona
A3.5



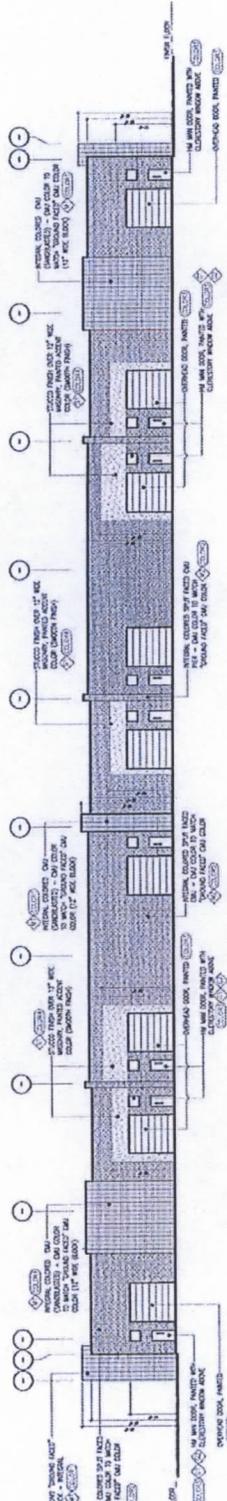
West Elevation



North Elevation



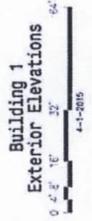
South Elevation



East Elevation

ELEVATION GENERAL NOTES:

1. COATED METAL SHALL BE PER GENERAL NOTES.
2. COATED METAL SHALL BE 1/4" THICK GALVALUM.
3. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
4. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
5. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
6. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
7. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
8. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
9. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
10. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
11. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
12. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
13. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
14. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
15. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
16. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
17. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
18. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
19. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
20. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
21. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
22. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.
23. ROOF FLASHING MATERIALS SHALL BE AS SHOWN.

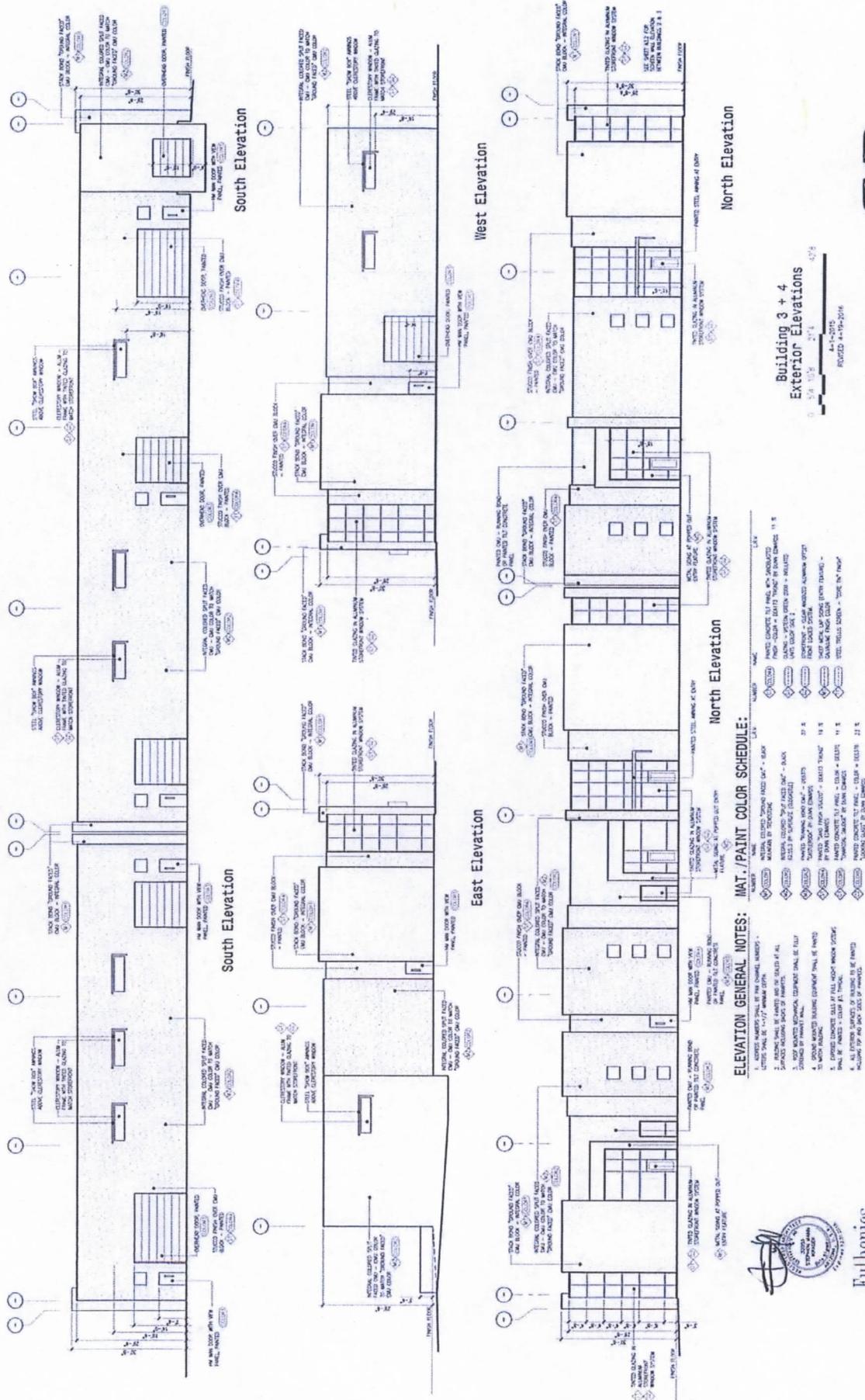


Building 1
Exterior Elevations



Eutheconomics
ARCHITECTS & INTERIORS

A.C.R.E.S.
ARCHITECTS & INTERIORS



**Building 3 + 4
Exterior Elevations**

0 5/4 10/24
4-1-2010
REVISED 4-19-2016

ELEVATION GENERAL NOTES:

1. EXISTING MATERIALS TO REMAIN UNLESS NOTED OTHERWISE.
2. FINISHES SHALL BE AS NOTED OR AS SHOWN ON THE DRAWINGS.
3. EXISTING MATERIALS TO REMAIN UNLESS NOTED OTHERWISE.
4. EXISTING MATERIALS TO REMAIN UNLESS NOTED OTHERWISE.
5. EXISTING MATERIALS TO REMAIN UNLESS NOTED OTHERWISE.
6. EXISTING MATERIALS TO REMAIN UNLESS NOTED OTHERWISE.
7. EXISTING MATERIALS TO REMAIN UNLESS NOTED OTHERWISE.
8. EXISTING MATERIALS TO REMAIN UNLESS NOTED OTHERWISE.
9. EXISTING MATERIALS TO REMAIN UNLESS NOTED OTHERWISE.
10. EXISTING MATERIALS TO REMAIN UNLESS NOTED OTHERWISE.

MAT. / PAINT COLOR SCHEDULE:

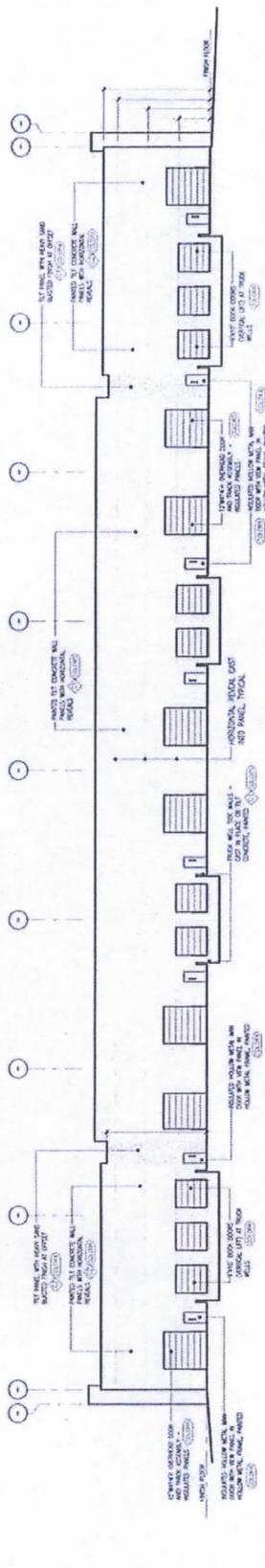
NO.	DESCRIPTION	FINISH	COLOR
01	CONCRETE	PAINTED	WHITE
02	CONCRETE	PAINTED	BLACK
03	CONCRETE	PAINTED	BLACK
04	CONCRETE	PAINTED	BLACK
05	CONCRETE	PAINTED	BLACK
06	CONCRETE	PAINTED	BLACK
07	CONCRETE	PAINTED	BLACK
08	CONCRETE	PAINTED	BLACK
09	CONCRETE	PAINTED	BLACK
10	CONCRETE	PAINTED	BLACK



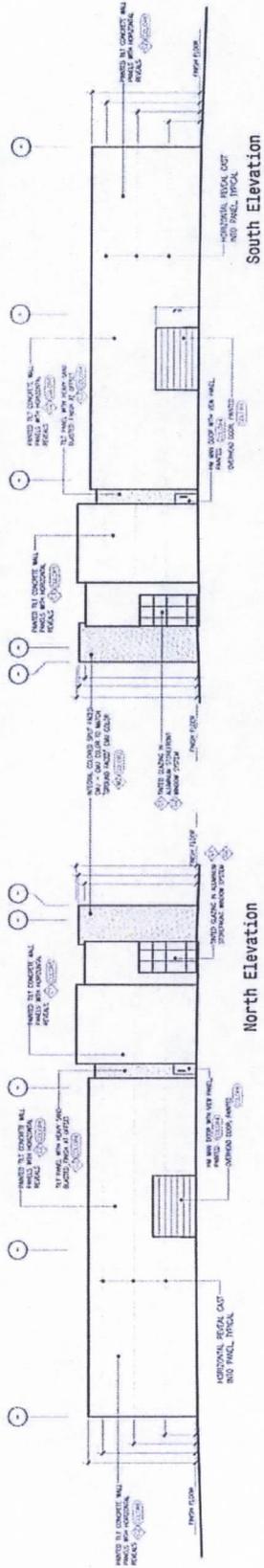
A.C.R.E.S.
Architects & Interiors
4000 Camelback Road, Suite 1000
Phoenix, AZ 85018

JMB
BUSINESS PARK
Loop 202 @ Arizona Avenue - Chandler, Arizona

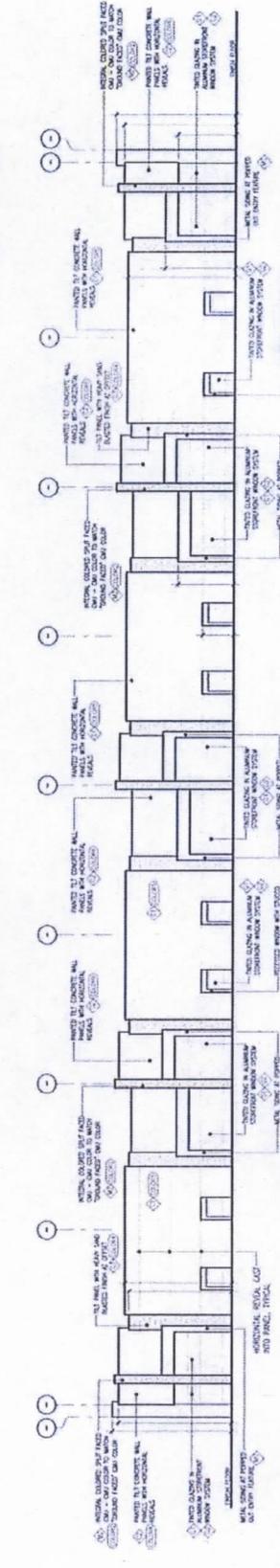
A3-3



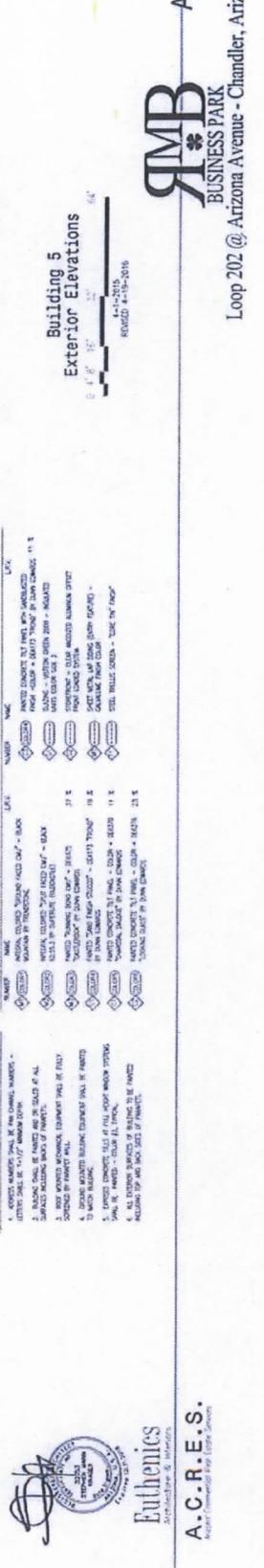
East Elevation



North Elevation



South Elevation



West Elevation

ELEVATION GENERAL NOTES:

- CONCRETE CHAMFERED CORNER AND CHAMFERED CORNER TO MATCH ADJACENT SURFACE.
- ALL EXTERIOR SURFACES TO BE FINISHED WITH CONCRETE.
- ALL EXTERIOR SURFACES TO BE FINISHED WITH CONCRETE.
- ALL EXTERIOR SURFACES TO BE FINISHED WITH CONCRETE.
- ALL EXTERIOR SURFACES TO BE FINISHED WITH CONCRETE.
- ALL EXTERIOR SURFACES TO BE FINISHED WITH CONCRETE.

MAT./PAINT COLOR SCHEDULE:

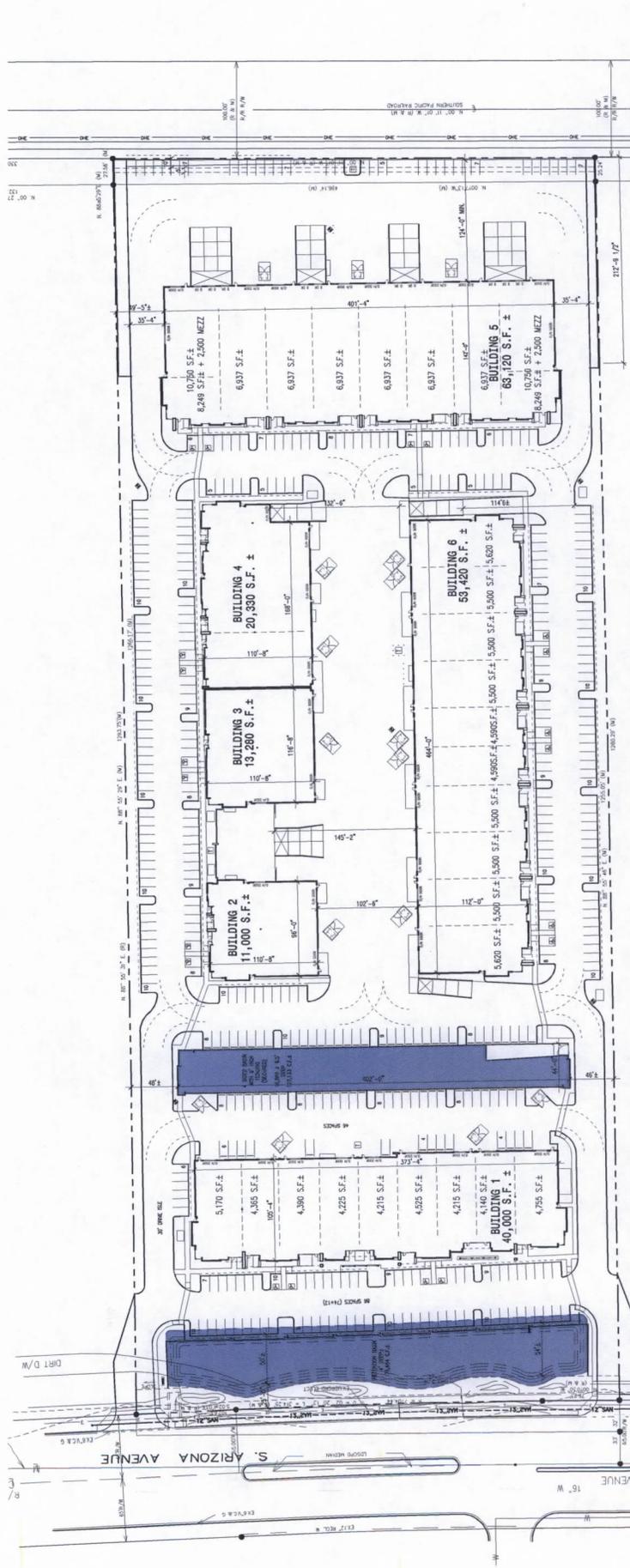
NUMBER	NAME	DESCRIPTION	AREA
001	CONCRETE	CONCRETE CHAMFERED CORNER	27 S
002	CONCRETE	CONCRETE CHAMFERED CORNER	18 S
003	CONCRETE	CONCRETE CHAMFERED CORNER	11 S
004	CONCRETE	CONCRETE CHAMFERED CORNER	23 S



Ethnetics
ARCHITECTURE & INTERIORS
A.C.R.E.S.
Professional Seal

Building 5
Exterior Elevations
1-1-2015
REVISED 4-16-2016

RMB
BUSINESS PARK
Loop 202 @ Arizona Avenue - Chandler, Arizona
A3-5



MASTER SITE PLAN

VICINITY MAP



North
0 25' 50' 100' 200'
11-23-2015
4-19-2016

PROJECT TEAM

OWNERS:
 NATIONAL COMMON REAL ESTATE SPV
 PHOENIX, ARIZONA 85012
 PHONE: (602) 244-4443
 VOICE: (602) 244-4438 FAX: (602) 244-4443

OWNER REPRESENTATIVE:
 LYLE S. ROBINSON
 3010 WEST CENTRAL AVENUE
 PHOENIX, ARIZONA 85018
 CONTACT: LYLE S. ROBINSON
 PHONE: (602) 904-5978
 VOICE: (602) 904-5978

ARCHITECTS:
 ERICKSON ARCHITECTURE AND INTERIORS
 3010 WEST CENTRAL AVENUE
 PHOENIX, ARIZONA 85018
 CONTACT: LYLE S. ROBINSON
 PHONE: (602) 904-5978
 VOICE: (602) 904-5978

LANDSCAPE ARCHITECTS:
 LORAIN & ASSOCIATES
 1001 EAST WASHINGTON AVENUE, SUITE 220
 PHOENIX, ARIZONA 85012
 CONTACT: LORAIN & ASSOCIATES
 PHONE: (602) 944-7771 FAX: (602) 944-8621

PROJECT INFORMATION:

PROJECT ADDRESS: 305-31-31-30
PARCEL: 142 NET AREA 637,203 S.F. ± (14.63 AC. ±)
ZONING: EXISTING = M-1 + PD
PROPOSED ZONING: CHANGE TO PH-U1 (LIGHT INDUSTRIAL)

EXISTING:
 BUILDING 1: 40,000 S.F.
 BUILDING 2: 11,000 S.F.
 BUILDING 3: 13,280 S.F.
 BUILDING 4: 20,330 S.F.
 BUILDING 5: 85,120 S.F.
 BUILDING 6: 55,420 S.F.

TOTAL BUILDING AREA: 201,150 S.F.
TOTAL PAVED: 14,000 S.F. / 290 S.P.
TOTAL PAVED: 14,000 S.F. / 290 S.P.
TOTAL PAVED: 14,000 S.F. / 290 S.P.

OCCUPANT: PROPOSED USES: 8/P/1/M
EXISTING: SHELL BUILDINGS UNIT - NO OCCUPANTS
PROPOSED: 8/P/1/M
PROPOSED: 8/P/1/M
PROPOSED: 8/P/1/M

THE NORTH HALF OF THE SOUTH-WEST-QUARTER OF THE NORTHWEST QUARTER OF SEC. 10, T. 2 N., R. 5 E. OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
 EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER BY INSTRUMENT RECORDED IN DOCUMENT NO. 1993 - 71080B.

PARCEL NO. 2
 THE NORTH HALF OF THE SOUTH-WEST-QUARTER OF THE NORTHWEST QUARTER OF SEC. 10, T. 2 N., R. 5 E. OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DATE OF THIS PLAN: 11/23/15
DATE OF THIS PLAN: 11/23/15
DATE OF THIS PLAN: 11/23/15

PROJECT TEAM

OWNERS:
 NATIONAL COMMON REAL ESTATE SPV
 PHOENIX, ARIZONA 85012
 PHONE: (602) 244-4443
 VOICE: (602) 244-4438 FAX: (602) 244-4443

OWNER REPRESENTATIVE:
 LYLE S. ROBINSON
 3010 WEST CENTRAL AVENUE
 PHOENIX, ARIZONA 85018
 CONTACT: LYLE S. ROBINSON
 PHONE: (602) 904-5978
 VOICE: (602) 904-5978

ARCHITECTS:
 ERICKSON ARCHITECTURE AND INTERIORS
 3010 WEST CENTRAL AVENUE
 PHOENIX, ARIZONA 85018
 CONTACT: LYLE S. ROBINSON
 PHONE: (602) 904-5978
 VOICE: (602) 904-5978

LANDSCAPE ARCHITECTS:
 LORAIN & ASSOCIATES
 1001 EAST WASHINGTON AVENUE, SUITE 220
 PHOENIX, ARIZONA 85012
 CONTACT: LORAIN & ASSOCIATES
 PHONE: (602) 944-7771 FAX: (602) 944-8621

PROJECT TEAM

OWNERS:
 NATIONAL COMMON REAL ESTATE SPV
 PHOENIX, ARIZONA 85012
 PHONE: (602) 244-4443
 VOICE: (602) 244-4438 FAX: (602) 244-4443

OWNER REPRESENTATIVE:
 LYLE S. ROBINSON
 3010 WEST CENTRAL AVENUE
 PHOENIX, ARIZONA 85018
 CONTACT: LYLE S. ROBINSON
 PHONE: (602) 904-5978
 VOICE: (602) 904-5978

ARCHITECTS:
 ERICKSON ARCHITECTURE AND INTERIORS
 3010 WEST CENTRAL AVENUE
 PHOENIX, ARIZONA 85018
 CONTACT: LYLE S. ROBINSON
 PHONE: (602) 904-5978
 VOICE: (602) 904-5978

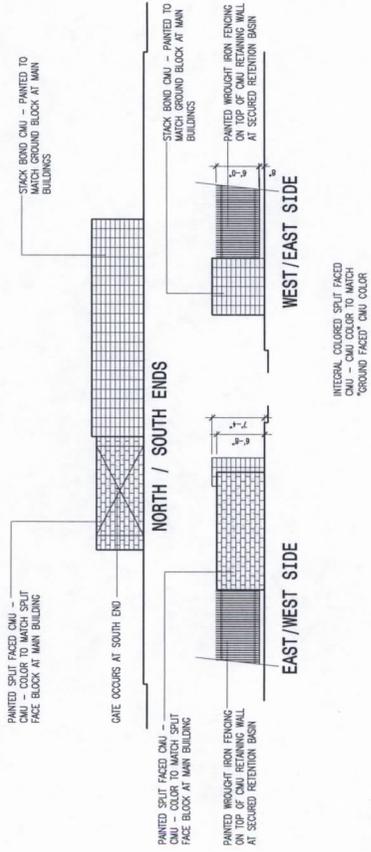
LANDSCAPE ARCHITECTS:
 LORAIN & ASSOCIATES
 1001 EAST WASHINGTON AVENUE, SUITE 220
 PHOENIX, ARIZONA 85012
 CONTACT: LORAIN & ASSOCIATES
 PHONE: (602) 944-7771 FAX: (602) 944-8621



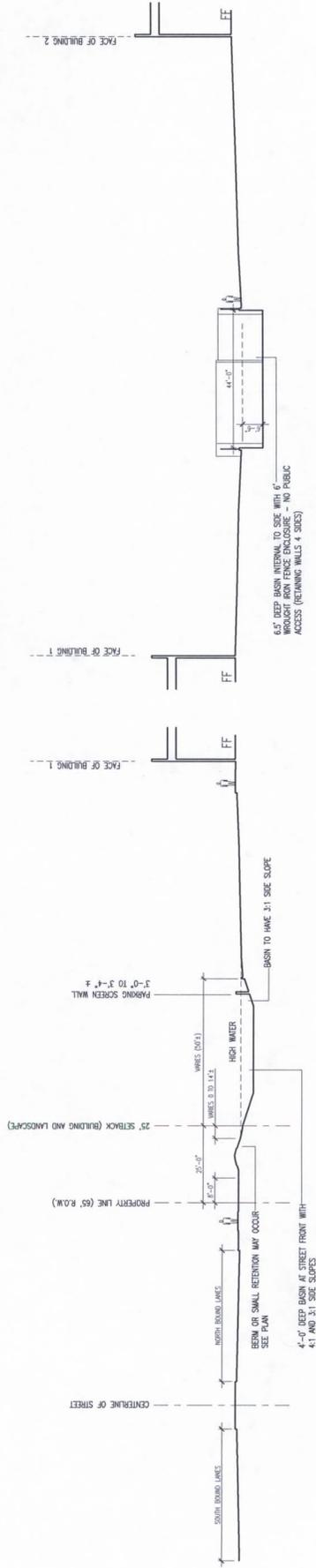
M&P
 ENGINEERING, INC.
 1001 EAST WASHINGTON AVENUE, SUITE 220
 PHOENIX, ARIZONA 85012
 PHONE: (602) 944-7771 FAX: (602) 944-8621



Lyle S. Robinson
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 12,115
 STATE OF ARIZONA



SCREEN WALL AT RETENTION BASIN



SECTION AT AZ AVE FRONTAGE (LOOKING NORTH)

SECTION AT INTERNAL SITE BASIN (LOOKING NORTH)



A.C.R.E.S.



10001 N. 10th Avenue - Glendale, Arizona



ORDINANCE NO. 4653

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 LIGHT INDUSTRIAL AND COMMERCIAL IN CASE DVR15-0010 RMB 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 Agricultural District (AG-1) to Planned Area Development (PAD) for Light Industrial and Commercial, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "RMB BUSINESS PARK", kept on file in the City of Chandler Planning Division, in File No. DVR15-0010, except as modified by condition herein.
2. 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.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
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. 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 _____, 2016.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day
of _____, 2016.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4653 was duly passed and
adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the
____ day of _____, 2016, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *CAB*

PUBLISHED:

ATTACHMENT 'A' ORD. 4653

PARCEL 1:

The North half of the South three-fourths of the Southwest quarter of the Northwest quarter of Section 10, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT that portion conveyed to the City of Chandler by instrument recorded in Document No. 1995-710890

PARCEL 2:

The North half of the following described property:

That part of the Southeast quarter of the Northwest quarter of Section 10, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying between the Easterly line of the Southwest quarter of the Northwest quarter of said Section 10, and the Westerly line of a strip of land 100 feet wide conveyed to Arizona Eastern Railroad by Deed recorded in Book 193 of Deeds, page 502, records of Maricopa County, Arizona.

EXCEPT the North 330.99 feet thereof.