#2
AUG 11 2016

ORDINANCE NO. 4704

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL(S) FROM AGRICULTURAL DISTRICT (AG-1) AND PLANNED AREA DEVELOPMENT (PAD) FOR COMMERCIAL, OFFICE, CONFERENCE CENTER HOTEL, AND BUSINESS PARK USES INCLUDING A MID-RISE OVERLAY FOR BUILDINGS UP TO 150-FEET IN HEIGHT, TO PAD FOR AN EMPLOYMENT BUSINESS PARK CAMPUS WITH COMMERCIAL, OFFICE, CONFERENCE CENTER HOTEL, AND BUSINESS PARK USES INCLUDING A MID-RISE OVERLAY FOR BUILDINGS UP TO 150-FEET IN HEIGHT UNDER AN INNOVATION ZONE (DVR15-0037 ALLRED PARK PLACE) 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(s) are hereby rezoned from AG-1 and PAD for commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height, to PAD for an employment business park campus with commercial, office, conference center hotel, and business park

uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALLRED PARK PLACE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0037, 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. 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. 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. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

7. 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.

8. 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.

9. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.

10. Maximum building height shall be limited to 150-feet.

11. The infrastructure plans (streets and utilities) for Phase 1, must be submitted for plan review within 9 months of City Council approval of this PAD and thereafter in a timely manner be resubmitted until securing plan approval. Construction shall commence on said infrastructure within 3 months of the City's approval of the infrastructure plans.

12. The hotel conference center parcel in Park Place shall include a deed restriction limiting the parcel's use to a conference center hotel.

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. 4704 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 GAB

PUBLISHED:

Ordinance No. 4704
Attachment 'A'

ALLRED PARK PLACE EAST
LEGAL DESCRIPTION

That portion of G.L.O. Lot 6, of the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter of Section 6, 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 Maricopa County Department of Transportation Brass Cap marking the West quarter corner of said Section 6 from which a nail in the pavement marking the center of said Section 6 bears North 89 degrees 05 minutes 35 seconds East 2650.87 feet;

THENCE North 89 degrees 05 minutes 35 seconds East 760.27 feet to the Easterly right of way line of Price Road as recorded in instrument no.
84-322813, records of Maricopa County, Arizona, and the POINT OF BEGINNING;
THENCE continuing North 89 degrees 05 minutes 35 seconds East 1480.58 feet;
THENCE South 00 degrees 11 minutes 59 seconds East 1160.00 feet;
THENCE North 89 degrees 05 minutes 41 seconds East 375.00 feet to the West line of the East 35.00 feet of the Southwest quarter of said Section 6;
THENCE North 00 degrees 11 minutes 59 seconds West 1160.00 feet along said West line to the North line of said Southwest quarter;
THENCE North 89 degrees 05 minutes 35 seconds East 35.02 feet to the Center of said Section 6;
THENCE South 00 degrees 11 minutes 59 seconds East 1333.35 feet along the East line of said Southwest quarter to the Southeast corner of the Northeast quarter of said Southwest quarter;
THENCE South 88 degrees 56 minutes 24 seconds West 1347.61 along the South line of the Northeast quarter of the Southwest quarter of said Section 6 and the South line of said G.L.O. Lot 6 to the Easterly right of way line of said Price Road and the beginning of a non-tangent curve the center of which bears South 87 degrees 05 minutes 52 seconds West 1049.55 feet;
THENCE Northerly along said right of way line and the arc of said curve through a central angle of 33 degrees 10 minutes 28 seconds an arc length of 607.69 feet;
THENCE North 36 degrees 04 minutes 36 seconds West 301.73 feet along said right of way line to the beginning of a tangent curve to the right having a radius of 886.43 feet;
THENCE Northerly along said right of way line and the arc of said curve through a central angle of 35 degrees 55 minutes 15 seconds an arc length of 555.74 feet to the POINT OF BEGINNING.

Comprising 39.690 acres or 1,728,915 square feet more or less, subject to all easements of record.

Ordinance No. 4704
Attachment 'A'

ALLRED PARK PLACE WEST
LEGAL DESCRIPTION

That portion of G.L.O. Lot 6, of the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter of Section 6, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Maricopa County Department of Transportation Brass Cap marking the West quarter corner of said Section 6 from which a nail in the pavement marking the center of said Section 6 bears North 89 degrees 05 minutes 35 seconds East 2650.87 feet;

THENCE North 89 degrees 05 minutes 35 seconds East 680.27 feet to the Westerly right of way line of Price Road as recorded in instrument no. 84-322813, records of Maricopa County, Arizona, and the beginning of a non-tangent curve the center of which bears North 89 degrees 46 minutes 55 seconds East 966.43 feet;
THENCE Southerly along said right of way line and the arc of said curve through a central angle of 35 degrees 53 minutes 19 seconds an arc length of 580.29 feet;
THENCE South 36 degrees 04 minutes 36 seconds East 301.73 feet along said right of way line to the beginning of a tangent curve to the right having a radius of 969.55 feet;
THENCE Southerly along said right of way line and the arc of said curve through a central angle of 33 degrees 01 minute 21 seconds an arc length of 558.80 feet to the South line of said G.L.O. Lot 6;
THENCE South 88 degrees 56 minutes 24 seconds West 1223.32 feet along said South line to the West line of said Section 6;
THENCE North 00 degrees 11 minutes 53 seconds West 1340.44 feet along said West line to the POINT OF BEGINNING.

Comprising 28.984 acres or 1,262,564 square feet more or less, subject to all easements of record.