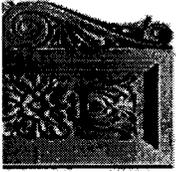


Add info #50

FEB 22 2007



Susan Bonville/COC
02/22/2007 10:11 AM

To Bob Weworski/COC@ci.chandler.az.us, CityClerkDivision
cc
bcc
Subject Portico Place Emails

----- Forwarded by Susan Bonville/COC on 02/22/2007 10:11 AM -----



Leslie Updike
<leslieupdike@yahoo.com>
02/13/2007 12:07 PM

To Mayor&Council@chandleraz.gov
cc
Subject Support Portico Place...

City of Chandler
Mail Stop 401
P.O. Box 4008
Chandler, AZ 85244-4008

Dear Council:

Finally we may see an end to the crumbling old building at Chandler Blvd. and Dobson Road which has become a growing crime location. I was concerned that this place had sunk into such disrepair that no developer would see the potential it has.

This is a prime commercial location and should be an excellent place for office space and retail shops. Anything would be better than what exists there now.

The City of Chandler is a source of pride for those of us who chose to live here and have lived here all of our lives. There are very few things that we can name that detract from the advances we've made in the last few short years.

I think Portico Place will be a welcome addition to this neighborhood. Not only will it beautify the location, the coming commercial use will add to the tax base.

I am very much in support of Portico Place coming to Chandler. Thank you.

Yours truly,

Leslie Saba Updike

Leslie Saba Updike
18 N. Bullmoose Circle
Chandler, AZ 85224

Don't pick lemons.

See all the new 2007 cars at Yahoo! Autos.

----- Forwarded by Susan Bonville/COC on 02/22/2007 10:11 AM -----



Teresa Verbout

<teresa.verbout@yahoo.com

>

02/14/2007 09:34 AM

To mayorandcouncil@chandleraz.gov

cc

Subject City Council 2/22

Mayor & Council:

I live southeast of the intersection of Chandler Boulevard and Dobson Road. I have been in this neighborhood for nearly 10 years and have watched all the neighboring businesses sprout up around my subdivision. But for some businesses, its time has passed. I'm talking about the vacant building on the southwest corner.

This is a prime commercial location and should be an excellent place for office space and retail shops. Anything would be better than what exists there now. The landscape is overgrown and the facility is just crumbling. It is becoming an eyesore in our community.

I think Portico Place will be a welcome addition to this neighborhood. Not only will it beautify the location, the coming commercial use will add to the tax base.

I am very much in support of Portico Place coming to Chandler.

Yours truly,
Teresa Verbout
1703 W. Mercury Way
Chandler, AZ 85224

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----- Forwarded by Susan Bonville/COC on 02/22/2007 10:11 AM -----



"Jerry Morrison"

<jerry.morrison@hotmail.com>

02/14/2007 10:19 AM

To Mayor&Council@chandleraz.gov

cc

Subject Portico Place

Dear Council Members:

I want to add my support and welcome to the Portico Place project slated for the corner of Chandler Boulevard and Dobson Road.

We have watched the slow deterioration of this corner for a long time and are very glad to think something worthwhile will be built there soon.

You all deserve credit for maintaining the integrity of our rapidly growing community. It seems that each new thing built is just right. Portico Place sounds like another plus for Chandler and I urge you to work with the developer so there are no hitches in getting this project built.

I am well aware that approvals are not granted overnight, nor should they be; however, from what I've been able to find out, they are on the right track with the mix of retail and office space which will rid us of the crime that has recently shown up there.

Please accept this letter in support of Portico Place and do whatever you can to expedite the approval for this project.

Thank you for keeping the best interest of Chandler in mind as you continue to make Chandler a quality community.

Cordially yours,

Jerry Morrison
2402 W. Harrison Street
Chandler, AZ 85224

Invite your Hotmail contacts to join your friends list with Windows Live

Add info #50

FEB 22 2007

Melanie Sala-Friedrichs/COC
02/21/2007 10:35 AM

To Bob Weworski/COC@ci.chandler.az.us, CityClerkDivision
cc
bcc
Subject Fw: Portico Place Development

----- Forwarded by Melanie Sala-Friedrichs/COC on 02/21/2007 10:35 AM -----



"Kimbol Rowland"
<kimbolr@gmail.com>
02/21/2007 08:32 AM

To Mayor&Council@chandleraz.gov
cc
Subject Portico Place Development

Greetings Mayor Dunn and Chandler City Council:

Sorry, I can't be present for Thursday's meeting about this important development. However, I want to share some of my thoughts about development of the industrial eyesore at the southwest corner of Dobson and Chandler Blvd. I've lived in the Castille development across the street and to the west of the proposed development for over 10 years. I signed a postcard of support for the above subject re-development.

My understanding is this development would involve Class A office space and some light retail. I'm all for it, but hope for moderation about the size of the development to no more than proposed for the Portico Place development. Any larger or higher density of development would have a negative impact upon the the already overburdened traffic pattern at that intersection. This would also adversely impact my neighborhood, since one of the points of ingress and egress would most likely be Carriage Lane which is shared by Microchip. I could see traffic coming straight across Chandler Blvd and traveling through Castille at peak times, using Binner as a route or circling around the whole development by using Flint St at the back of Castille. This would of course disrupt the sanctity of the Castille development.&nb! sp;

Please temper your decision about development of this corner with moderation and do not overtax our traffic and potentially negatively impact our neighborhood at Castille. Thanks for allowing me to comment.

Sincerely,

Kimbol R. Rowland
2361 W. Flint St .
Chandler , AZ 85224

480-812-1858 home, 480-221-3315 cell

Add info #50

FEB 22 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 07-032a

DATE: February 12, 2007

TO: MAYOR AND CITY COUNCIL

THRU: ^{RP} W. MARK PENTZ, CITY MANAGER ^B
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR ^K

FROM: BOB WEWORSKI, PRINCIPAL PLANNER ^{BW}

SUBJECT: DVR06-0034 PORTICO PLACE

Request: Request rezoning from Planned Industrial District (I-1) zoning to Planned Area Development (PAD) zoning to allow a commercial retail and office development with Preliminary Development Plan (PDP) approval.

Location: Southwest corner of Chandler Boulevard and Dobson Road

Project Info: Approximately 14 acres

Applicant: Withey, Anderson & Morris, P.L.C.

Owner: Armstrong Development

RECOMMENDATION

Upon finding the request to be inconsistent with the General Plan, Planning Commission and Staff recommend denial. The application requests rezoning and Preliminary Development Plan (PDP) approval for a commercial retail and office development. Staff believes that a General Plan amendment is required to change the General Plan designation from employment to commercial land uses. The applicant however is not in agreement with Staff about the General Plan amendment and therefore has not included it in the request.

BACKGROUND

The subject site is currently zoned I-1 (Planned Industrial District) and includes a vacated 80,000 s.f. industrial building and associated parking. The site is bordered by existing commercial developments to the north, northeast, and east. The existing Microchip, Durel, and Rogers Corporation industrial manufacturing facilities border the site's west and south property.

The application requests rezoning to Planned Area Development (PAD) and Preliminary Development Plan (PDP) approval for a mixed-use development consisting of commercial retail and office uses. The retail development features a pharmacy pad site at the intersection corner, bank building along Chandler Boulevard, and retail shops and pad building at the site's south end. The office development includes two 2-story buildings at the site's west end.

The existing site includes a vacant industrial manufacturing building, parking lot, and landscaping. A company called ADFlex Solutions occupied the site during the 1990's for their flexible circuit business. Innovex microelectronics later used the facility for circuit manufacturing. The building is currently unoccupied and a chain link fence with tarp has recently been installed around the site perimeter. A demolition permit was recently issued to remove the building and clear the site.

GENERAL PLAN CONFORMANCE

Staff believes that a General Plan amendment is required in order to rezone and develop the site for commercial retail and office uses. The applicant however is not in agreement and has not filed a General Plan amendment along with the rezoning and PDP application.

The property is designated as Employment on the Chandler General Plan Land Use map. The Employment designation applies to the subject site and extends west along Chandler Boulevard and south along Price Road. The South Price corridor extends south from Pecos Road to Chandler Heights Road. This Employment area is dominated by campus-like developments such as Microchip and Country Wide businesses along Chandler Boulevard and large corporate businesses along the South Price corridor.

The General Plan defines Employment as major employers, industrial/business parks and industrial support uses. The uses are intended to accommodate a variety of light industrial/business parks in campus-like settings, including a compatible mix of higher density housing, commercial support uses, corporate offices, and high-tech uses.

A rezoning and PDP application was filed in 2003 that featured a retail center without offices (Site plan attached). In response to zoning application comments, a General Plan Amendment application was submitted in 2004. The rezoning and amendment was later withdrawn in June 2006. A new application was filed in June 2006 without a General Plan amendment request because the applicant felt the application was consistent with the goals and objectives of the General Plan since the currently proposed development includes office space that replaces the amount of manufacturing space. The applicant believes that the proposed development is in conformance with the General Plan because it should be considered as commercial support uses for the industrial employment area.

Staff contends that this development is not a commercial support use for the employment area because it is not integrated or incidental with other employment uses in the area and isolates itself from those uses. There are no primary connections to most of the adjacent employment businesses. Therefore, a General Plan Amendment would be required to change the land use designation of this property from Employment to Commercial land use designation. Examples of where commercial developments have been successfully incorporated with Employment areas include the intersections of Chandler Boulevard and 54th Street and Chandler Boulevard and McClintock Drive. These commercial developments have been integrated with adjacent employment businesses as part of comprehensive campus plans by a system of interior roadways and direct connections. As a result, appropriate commercial support has been provided for these employment areas.

DEVELOPMENT PROPOSAL

The application requests rezoning from Planned Industrial District (I-1) zoning to Planned Area Development (PAD) to allow a commercial retail and office development with Preliminary Development Plan (PDP) approval. An existing 80,000 s.f. manufacturing facility would be replaced by a commercial retail and office development. The commercial development is proposed on approximately 14 acres located at the southwest corner of Chandler Boulevard and Dobson Road.

Access to the site is from multiple driveways on Chandler Boulevard, and single driveway access at Dobson Road on the site's southeast portion and Carriage Lane to the west. The retail and office uses are separated by a boulevard driveway that extends south through the site from Chandler Boulevard. The first phase of construction will include all buildings and site improvements, including street and perimeter landscaping, with the exception of the west office building and associated parking and landscaping, bank building, and Retail C pad building.

The proposed retail development portion is located at the site's eastern half and includes approximately 41,600 s.f. of pharmacy, bank, and retail shop space. The pharmacy building is located at the intersection corner with parking in front and a drive through at the back corner. The bank with drive through is located along Chandler Boulevard. An in-line retail shops building is located at the site's south end with a pad space at the building's west end and a pad building with drive through at the southeast end. Approximately 229 parking spaces are required at a ratio of 5.5 spaces per 1,000 s.f. of building area, with 293 spaces provided.

The office development is composed of two buildings located along Chandler Boulevard in a landscape setting. Both buildings are two-stories in height totaling approximately 87,500 s.f. in area. Surface parking is located to the south with approximately 438 spaces required for general office uses and 387 spaces provided. A series of potential parking canopies are proposed for most parking areas, with an option for uncovered parking with diamond planters and trees.

Site amenities include a central boulevard driveway, textured paving, intersection corner pedestrian entry, pedestrian plaza areas next to Retail D building, and pedestrian walkway connections between buildings. Freestanding sculpture monuments are located at the boulevard driveway terminus in front of the Retail D building.

A “contemporary industrial” architectural theme is proposed for the buildings as recognition to the site’s industrial past and to compliment the adjacent technology businesses. The building materials include exposed metal beams, slump block, concrete block elements, and suspended metal shade canopies. The building forms are comprised of rectilinear boxes with varying wall planes and flat roof parapets. Some buildings feature round tower elements and metal pitched roof towers. The office building design utilizes a combination of masonry block, EIFS stucco wall panels, and expansive glass windows. Retail buildings with drive through structures are designed with columns and overhead trellises.

A comprehensive sign package includes freestanding monument signs along the arterial streets and within the retail development and building mounted signs for all buildings. There are two 14’ tall signs and one 6’ tall sign proposed along Chandler Boulevard and two 6’ tall signs along Dobson Road. The monument signs are constructed of masonry and slump block and metal roof cap that matches the building architecture. The application proposes three tenant panels per sign face. There are additional freestanding monument signs for the retail development represented in the renderings and illustrations, however not enough information has been included in the sign package about their locations or construction details. A center identification sign is located at the intersection corner. The building signs will have individual illuminated pan channel or reverse pan channel halo-illuminated letters. Sign criteria outlined in the development booklet meets the minimum standards of the sign code.

DISCUSSION

Staff does not support replacing the industrial zoned property with a mixed-use retail and office development. The application states that the site is underutilized with an existing obsolete manufacturing facility that is a nuisance and should be demolished. Staff agrees that there are redevelopment opportunities beyond retaining the existing facility that would yield a better economic benefit. However, Staff believes the employment potential for this site is still strong given the dynamics of other existing industrial facilities and new office development in the area. While the building area of the proposed office component is equivalent to the existing manufacturing facility space, Staff does not believe that the proposal adequately meets the site’s development potential.

The applicant has stated that the retail development, not the office component, is the main economic reason for redeveloping the property. The three other corners at the intersection corner at Chandler Boulevard and Dobson Road already have existing retail uses. A market study was prepared by the applicant to address current and future commercial demand for the site and surrounding area. The applicant’s study found that the current retail market demand was already satisfied. It stated that certain unique or specialty retailers would be appropriate due to its proximity to Chandler Fashion Square. Staff does not believe that additional retail development, with similar retail and services already offered at the adjacent corners, is viable at this location. Furthermore, Staff has been informed that approximately 90,000 s.f. of existing office space (MCI) at the northwest corner of Chandler Boulevard and Dobson Roads may change to retail space and get occupied which may further decrease retail demand in the immediate area. The study also stated that future retail demand would be based upon population growth. There is

minimal future residential development planned in this area that would create a large demand for additional retail.

The proposed development includes retail and office uses that are clearly segregated on the site. There is no strong integration of the different uses. The site layout of the two uses are physically separated without any overlap and is physically separated by a driveway that bisects site in half. Buildings are not aligned or connected between the uses. There is not enough parking provided for the office development and shared parking with the retail is difficult due to the separation of the two uses by the central driveway. There is no central pedestrian area that is shared between the retail and offices. The pedestrian connections between the uses are minimal. The building architecture is innovative and compliments the adjacent industrial developments.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on October 10, 2006 with nobody in attendance.
- Staff has received one telephone call from an adjacent commercial property owner who is opposed to the application. Concerns were expressed about replacing the employment parcel with any retail development, particularly another pharmacy.

COMMISSION VOTE REPORT

Motion to continue case and refer to the Design Review Committee:

In Favor: 3 (Flanders, Huemann, Irby)

Opposed: 3 (Gulsvig, Creedon, Cason)

Absent: 1 (Anderson)

Motion to approve:

In Favor: 3 (Gulsvig, Creedon, Cason)

Opposed: 3 (Flanders, Huemann, Irby)

Absent: 1 (Anderson)

Since both motions failed because of tie votes, a recommendation of denial was carried forward by Planning Commission.

Extensive discussions were held between Planning Commission, Staff, and the applicant about the proposed land use and development layout. While the proposed building architecture was praised, there were disagreements about the appropriateness of the retail land use and site plan layout. Some Planning Commissioners expressed concerns about the proposed pharmacy since there were already two existing pharmacies within other commercial corners at the intersection of Dobson Road and Chandler Boulevard.

Economic Development Staff explained that office development would likely be most appropriate land use that would maximize the employment potential for the site. Some Planning Commissioners expressed concerns about potential increased traffic if additional office space was increased. Another Commissioner felt that, because of remediation costs required to excavate the site, any additional site design enhancements would hinder the development potential for the site.

RECOMMENDED ACTION

Upon finding the request to be inconsistent with the General Plan, Planning Commission and Staff recommend denial.

PROPOSED MOTION

Move to deny rezoning request DVR06-0034 PORTICO PLACE, as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. General Plan Land Use map
3. 2003 Rezoning Site Plan
4. Current Site Plan
5. Building Perspective Renderings
6. Development Booklet, Exhibit 'A'

Add info #50

FEB 22 2007

Melanie Sala-Friedrichs/COC
02/20/2007 11:38 AM

To Bob Weworski/COC@ci.chandler.az.us, CityClerkDivision
cc
bcc
Subject Portico Place



Richard Barden
<rbardenfamily@yahoo.com>
02/19/2007 10:32 AM

To Mayor&Council@chandleraz.gov
cc
Subject Portico Place

Dear Chandler Officials:

For too long the corner of Dobson and Chandler has been a place for crime and drug use. I had no idea there was a market for stolen copper, but I'm told that someone died at that location while stealing copper from the wiring. I don't know anything about the condemnation process, but I would have thought the city would have done something about this location a long time ago.

I live near the area and pass by it all the time. I've seen the unsavory types who hang around there. They are scary.

Now, we hear there is a new development called Portico Place that is supposed to be built there. I heard there is to be a mixed use of office space, small businesses and restaurants. This will be a wonderful improvement for our neighborhood. I hope you all will do everything you can to help make this happen.

Yours truly,
Richard Barden

Check out [the all-new Yahoo! Mail beta](#) - Fire up a more powerful email and get things done faster.

----- Forwarded by Melanie Sala-Friedrichs/COC on 02/20/2007 11:38 AM -----



"Steve Porter"
<portersinchandler@hotmail.com>
02/19/2007 04:59 PM

To Mayor&Council@chandleraz.gov
cc
Subject 2/22 Council Meeting

Dear Chandler Mayor and Council:

After all these years it will really be nice when we can simply walk across the street to a restaurant, a grocery or some other small business to do what we need to at the corner of Chandler and Dobson.

For so long that corner has done nothing but attract homeless people and that leads to crime. There isn't any children real close, but it will be safer for everyone when something gets built there that serves the public.

Whatever Portico Place is to bring us is better than the abandoned warehouse that sits there now causing the whole area to worry about what crimes are taking place.

I hope you will get everything approved easily so the area can stop worrying and start using the new businesses.

Thank you.

Cordially yours,
The Porters

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#50
FEB 22 2007

MEMORANDUM

Planning and Development – CC Memo No. 07-032b

DATE: February 15, 2007

TO: MAYOR AND CITY COUNCIL

THRU: *W* W. MARK PENTZ, CITY MANAGER *RD*
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR *DB*
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR *A*

FROM: BOB WEWORSKI, PRINCIPAL PLANNER *BW*

SUBJECT: DVR06-0034 PORTICO PLACE
Introduction and Tentative Adoption of Ordinance No. 3893

Request: Request rezoning from Planned Industrial District (I-1) zoning to Planned Area Development (PAD) zoning to allow a commercial retail and office development with Preliminary Development Plan (PDP) approval.

Location: Southwest corner of Chandler Boulevard and Dobson Road

Project Info: Approximately 14 acres

Applicant: Withey, Anderson & Morris, P.L.C.

Owner: Armstrong Development

Planning Commission and Staff recommend denial of the rezoning, finding the request to be inconsistent with the General Plan. However, if Council approves the case, Staff has included an Ordinance with the following recommended conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "PORTICO PLACE" kept on file in the City of Chandler Current Planning Division, in file number DVR06-0034, 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. 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. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
8. Landscaping shall be in compliance with current Commercial Design Standards.
9. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
10. All raceway signage shall be prohibited within the development.
11. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. handicap shall have direct access to all indoor and outdoor pedestrian spaces).
12. All ground-mounted equipment shall be screened from public view by landscaping or a concrete or masonry wall equal to or greater in height than the mechanical equipment.
13. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.

14. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner, property owners' association.
15. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
16. An adaptive re-use plan shall be included for the pharmacy building that illustrates potential future alternative use layouts.

PROPOSED MOTION

If Council denies:

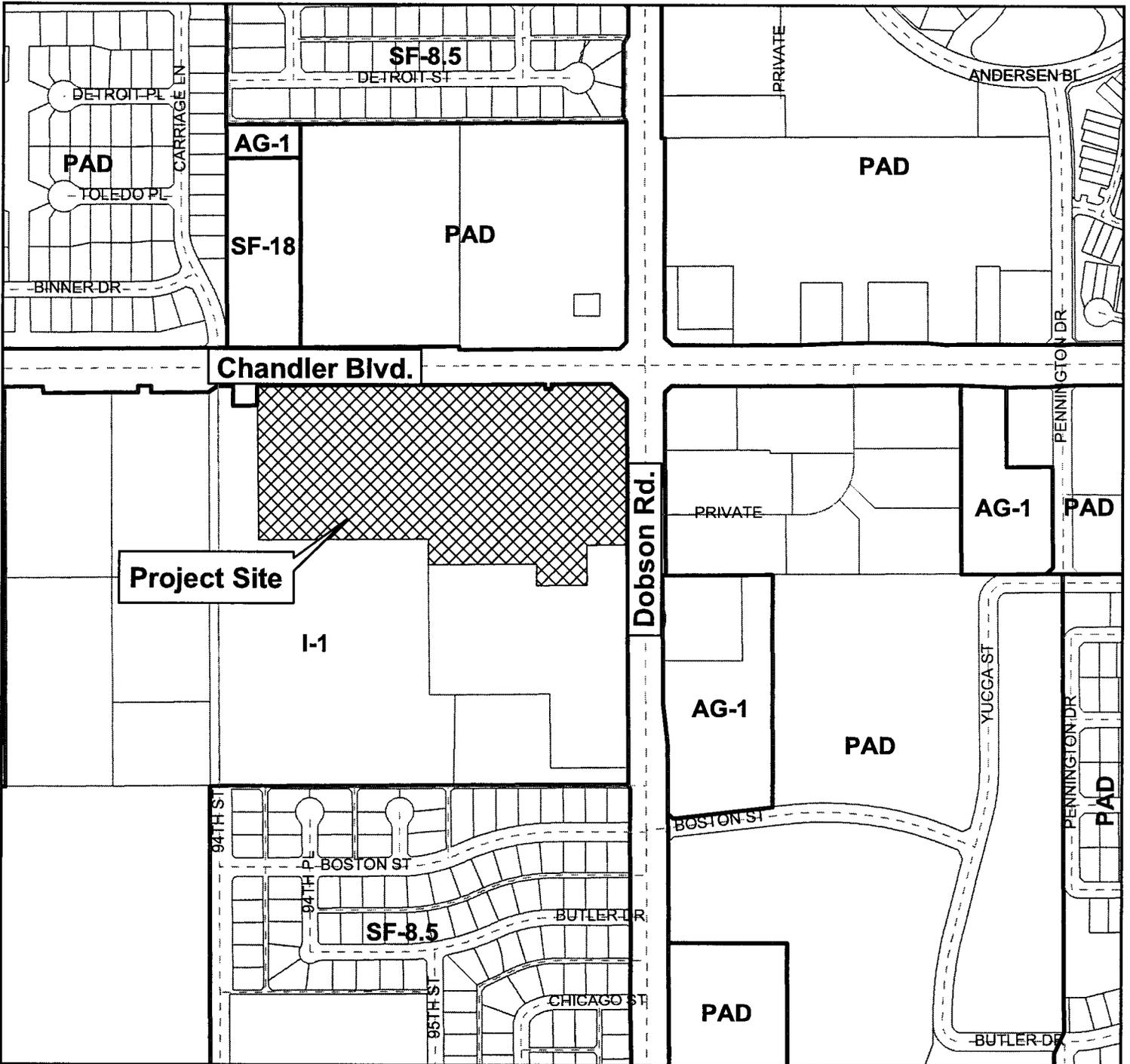
Move to deny Ordinance No. 3893 on rezoning request DVR06-0034 PORTICO PLACE, as recommended by Planning Commission and Staff.

If Council approves:

Move to introduce and tentatively adopt Ordinance No. 3893, approving DVR06-0034 PORTICO PLACE Rezoning and Preliminary Development Plan request, subject to conditions attached.

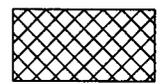
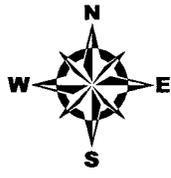
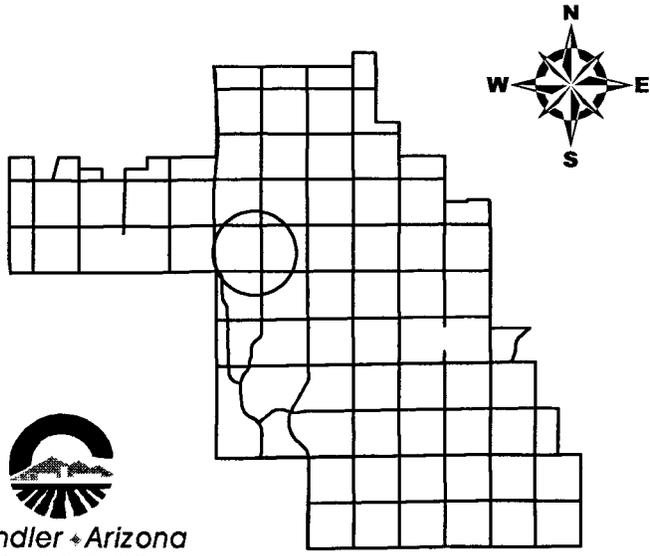
Attachments

1. Vicinity Map
2. Ordinance No. 3893



Project Site

Vicinity Map



DVR06-0034

Portico Place

ORDINANCE NO. 3893

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED INDUSTRIAL DISTRICT (I-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR06-0034) PORTICO 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 is hereby rezoned from Planned Industrial District (I-1) to Planned Area Development (PAD), subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "PORTICO PLACE" kept on file in the City of Chandler Current Planning Division, in file number DVR06-0034, 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. 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. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
8. Landscaping shall be in compliance with current Commercial Design Standards.
9. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
10. All raceway signage shall be prohibited within the development.
11. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. handicap shall have direct access to all indoor and outdoor pedestrian spaces).
12. All ground-mounted equipment shall be screened from public view by landscaping or a concrete or masonry wall equal to or greater in height than the mechanical equipment.
13. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
14. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner, property owners' association.

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3893 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2007, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

GA13
CITY ATTORNEY

PUBLISHED:

Portico Place

SWC CHANDLER BOULEVARD AND DOBSON ROAD
CHANDLER, ARIZONA

Legal Description

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31;
THENCE SOUTH 00 DEGREES 07 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF SECTION 31, A DISTANCE OF 570.11 FEET TO A POINT;
THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 55.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DOBSON ROAD AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS WEST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 131.98 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 07 MINUTES 51 SECONDS WEST, A DISTANCE OF 126.56 FEET TO A POINT;
THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS WEST, A DISTANCE OF 160.00 FEET TO A POINT;
THENCE NORTH 00 DEGREES 07 MINUTES 51 SECONDS EAST, A DISTANCE OF 69.11 FEET TO A POINT;
THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS WEST, A DISTANCE OF 346.02 FEET TO A POINT;
THENCE NORTH 00 DEGREES 07 MINUTES 51 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A POINT;
THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS WEST, A DISTANCE OF 539.42 FEET TO A POINT;
THENCE NORTH 00 DEGREES 10 MINUTES 10 SECONDS EAST, A DISTANCE OF 490.56 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 57.00 FEET OF SAID SECTION 31, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CHANDLER BOULEVARD;
THENCE SOUTH 89 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 922.10 FEET TO A POINT ON THE WEST LINE OF THE EAST 310.00 FEET OF SAID SECTION 31;
THENCE SOUTH 00 DEGREES 07 MINUTES 51 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 72.00 FEET OF SAID SECTION 31;
THENCE SOUTH 89 DEGREES 59 MINUTES 59 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 290.00 FEET OF SAID SECTION 31;
THENCE NORTH 00 DEGREES 07 MINUTES 51 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE;
THENCE SOUTH 89 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 207.00 FEET TO A POINT;
THENCE SOUTH 44 DEGREES 56 MINUTES 04 SECONDS EAST, A DISTANCE OF 39.55 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF DOBSON ROAD;
THENCE SOUTH 00 DEGREES 07 MINUTES 51 SECONDS WEST ALONG SAID DOBSON ROAD RIGHT-OF-WAY LINE A DISTANCE OF 485.11 FEET TO THE TRUE POINT OF BEGINNING.