

Repl # 9

MAR 05 2007

**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:

\_\_\_\_\_  
CITY ATTORNEY

PUBLISHED:

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\_\_\_\_\_

CITY CLERK

APPROVED AS TO FORM:

GAB  
CITY ATTORNEY

PUBLISHED:

ATTACHMENT "A"

**Portico Place**  
**SWC CHANDLER BOULEVARD AND DOBSON ROAD**  
**CHANDLER, ARIZONA**

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**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.