

#7  
MAR 22 2007

**ORDINANCE NO. 3898**

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) GENERAL/MEDICAL OFFICE (DVR06-0026 MAGNUM MEDICAL OFFICE) 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) General/Medical Office, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "MAGNUM MEDICAL OFFICE" kept on file in the City of Chandler Current Planning Division, in file number DVR06-0026, except as modified by condition herein.

2. Right-of-way dedications to achieve full half widths for Dobson Road and Boston Street, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
5. 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.
6. 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.
7. Completion of the construction, where applicable, 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.
8. 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.
9. The developer shall be required to install landscaping in the arterial street median 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.

10. All future signage shall be consistent with the signage contained within the attached exhibits with regards to sign type and quality. Any deviations shall require separate Preliminary Development Plan approval.
11. All raceway signage shall be prohibited within the development.
12. 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.
13. The freestanding monument signage tenant panels shall utilize pin-mounted indirectly illuminated metal lettering.
14. The landscaping shall comply with the Commercial Design Standards.
15. The radius parapet roof detail shall have a minimum 3-foot thickness. Details to be worked out with Staff.
16. Additional trees shall be added adjacent to Office 'A'. Details to be worked out with Staff.
17. The applicant shall work with Staff to ensure an appropriate quantity and distribution of trash cans.
18. The applicant shall work with Staff to enhance the overall landscape design. Details to be worked out with Staff.

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 & Development Department 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 this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:



**LEGAL DESCRIPTION**

**DESCRIPTION**

That part of the West half of the Northwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a point on the West line of the said Northwest quarter from which the Southwest corner of the said Northwest quarter bears South 0 degrees 08 minutes 10 seconds East, 1177.23 feet;  
 thence North 82 degrees 51 minutes 50 seconds East, 33.25 feet to the East right-of-way line of DOBSON ROAD;  
 thence continuing North 82 degrees 51 minutes 50 seconds East, 373.28 feet;  
 thence North 0 degrees 08 minutes 10 seconds West parallel with the West line of the said Northwest quarter, 766.80 feet to the North line of the South half of the Northwest quarter of the Northwest quarter of said Section 32;  
 thence South 89 degrees 54 minutes 51 seconds West, along the said North line 98.50 feet to a point 305.0 feet East of the West line of the said Northwest quarter;  
 thence South 0 degrees 08 minutes 10 seconds East parallel with the West line of the said Northwest quarter 275.0 feet;  
 thence South 89 degrees 54 minutes 51 seconds West, 272.0 feet to the East right-of-way line of DOBSON ROAD;  
 thence South 0 degrees 08 minutes 10 seconds East, along said right-of-way line 537.82 feet to the POINT OF BEGINNING.

EXCEPT THE FOLLOWING PARCEL:

BEGINNING at a point on the West line of said Northwest quarter lying 1326.98 feet South of the Northwest corner of said Northwest quarter;  
 thence Easterly perpendicular to said West line, a distance of 70.0 feet;  
 thence Southerly along a line 70.0 feet East of and parallel with said West line, a distance of 105.58 feet;  
 thence Westerly to a point on the West line of Section 32 lying 1432.56 feet South of the Northwest corner of Section 32;  
 thence Northerly along the said West line to the POINT OF BEGINNING;

EXCEPT the West 33.0 feet thereof.  
 AND EXCEPT THE FOLLOWING PARCEL:

A parcel of land for street right-of-way purposes located in the Northwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

The East 22.0 feet of the West 55.0 feet of the South 127.35 feet of the North 1,066.96 feet of said Northwest quarter, together with a parcel of land beginning at a point on the West line of Section 32 lying 1,066.96 feet South of the Northwest corner of said Section 32;  
 thence Easterly, perpendicular to the said West line, a distance of 55.0 feet;  
 thence Southeasterly to a point lying 1,211.96 feet South and 70.0 feet East of said Northwest corner;  
 thence Southerly parallel with and 70.0 feet East of the West line of said Section 32, a distance of 115.02 feet;  
 thence Westerly to a point on the West line of Section 32 lying 1,326.90 feet South of the Northwest corner of said Section 32;  
 thence Northerly along the West line of said Section 32 to the POINT OF BEGINNING;

EXCEPT the West 33.0 feet thereof;  
 AND EXCEPT any portion lying within the following described parcel:

That part of the West half of the Northwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a point on the West line of the Northwest quarter from which the Southwest corner of the said Northwest quarter bears South 0 degrees 08 minutes 10

LEGAL  
DESCR.  
  
1 OF 2

NO.	SECTION	TOWNSHIP	RANGE	DATE

**MAGNUM MEDICAL**  
 PARCEL • 303-23-001J  
 N.E. CORNER OF S. DOBSON RD. & BOSTON ST.  
 CHANDLER, ARIZONA

**ARCHICON, L.C.**  
 Architecture & Interiors  
 4041 N. CENTRAL, SUITE C-100  
 PHOENIX, ARIZONA 85012  
 (602) 222-4266  
 FAX (602) 279-4086  
 www.ARCHICON.COM

# LEGAL DESCRIPTION

*BEGINNING,*  
 thence South 0 degrees 08 minutes 10 seconds East, 55.22 feet;  
 thence North 41 degrees 21 minutes 50 seconds East, 37.45 feet;  
 thence North 82 degrees 51 minutes 50 seconds East, 356.60 feet to a POINT OF  
 TANGENCY with the arc of a circle, the center of which bears South 7 degrees 08  
 minutes 10 seconds East, 1020.00 feet therefrom;  
 thence Easterly, along said arc 507.37 feet;  
 thence South 68 degrees 38 minutes 10 seconds East, 56.79 feet;  
 thence North 14 degrees 21 minutes 25 seconds East, 60.45 feet;  
 thence North 68 degrees 38 minutes 10 seconds West, 49.42 feet to a POINT OF  
 TANGENCY with the arc of a second circle concentric with the one first mentioned, the  
 center of which bears South 21 degrees 21 minutes 50 seconds West, 1080.00 feet  
 therefrom;  
 thence Westerly along said arc 537.22 feet;  
 thence South 82 degrees 51 minutes 50 seconds West, 349.24 feet;  
 thence North 48 degrees 38 minutes 10 seconds West, 33.12 feet;  
 thence South 0 degrees 08 minutes 10 seconds East, parallel to and 55.00 feet East of  
 the West line of the aforesaid Northwest quarter, 55.22 feet to the POINT OF BEGINNING;

AND EXCEPT any portion of the first described parcel lying within the West 55 feet of  
 said Section 32;  
 AND EXCEPT THE FOLLOWING PARCEL:

A temporary easement for a roadway drainage retention basin situated in the Northwest  
 quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base  
 and Meridian, Maricopa County, Arizona, more particularly described as follows:

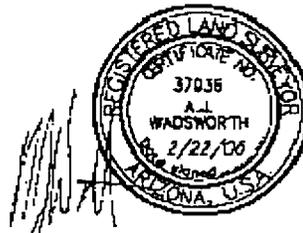
The East 73.0 feet of the West 128.0 feet of the South 106.0 feet of the North 1045.61  
 feet together with the temporary use of a strip of land 20.0 feet in width adjacent to  
 the South and East lines thereof for construction purposes;

AND EXCEPT all the oil, mineral and gas in and under any portion lying in the Southwest  
 quarter of the Northwest quarter as reserved in the Deed recorded in Docket 896, page  
 54.

## CERTIFICATION

I, A.J. Wadsworth, hereby certify that I am a registered land surveyor in the State  
 of Arizona and that the Survey shown hereon was completed under my direct  
 supervision during the month of February, 2006, and is true and correct to the  
 best of my knowledge and belief and the monuments shown actually exist.

A.J. Wadsworth  
 R.L.S. 37936



LEGAL  
DESCR

2 OF 2

AS NO.	09/16/04-01
PROJECT NO.	11 THORNDIKE
DRAWN BY	D. LEBTZ
CHECKED BY	VANCE DALKE
DATE	

**MAGNUM MEDICAL**  
 PARCEL # 303-23-001J  
 N.E. CORNER OF S. DOBSON RD. & BOSTON ST.  
 CHANDLER, ARIZONA

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