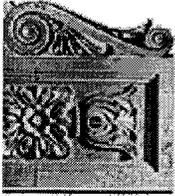


AdD. #9

SEP 20 2007



Susan Bonville/COC
09/20/2007 03:27 PM

To CityClerkDivision
cc Mark Pentz/COC@ci.chandler.az.us, Melanie
Sala-Friedrichs/COC@ci.chandler.az.us, Rich
Dlugas/COC@ci.chandler.az.us, Patrick
bcc
Subject Fw: inquiry regarding ParcLand Crossing Council item

----- Forwarded by Susan Bonville/COC on 09/20/2007 03:26 PM -----



Jodie Novak/COC
09/20/2007 03:25 PM

To "Williams, John W" <john.w.williams@intel.com>
cc
Subject RE: inquiry regarding ParcLand Crossing Council item

Okay, thank you for your quick response. One of the RNO's noticed included Patrick Arendt who's listed as a Board member with the City's RNO's.

Jodie M. Novak, MEP
Senior City Planner
City of Chandler, Current Planning Services
office (480) 782-3060, fax (480) 782-3075
e-mail: jodie.novak@chandleraz.gov
"Williams, John W" <john.w.williams@intel.com>



"Williams, John W"
<john.w.williams@intel.com>
09/20/2007 03:19 PM

To <Jodie.Novak@chandleraz.gov>
cc "Williams, John W" <john.w.williams@intel.com>
Subject RE: inquiry regarding ParcLand Crossing Council item

Thank you for your response and clarification Jodie. I am not planning on attending the meeting tonight, as I have to work.

I am on the HOA board and I will ask my fellow board members if they received notification.

Again, I have no qualms with their current request and now have an understanding of the notification process.

Thanks again,

John W. Williams

-----Original Message-----

From: Jodie.Novak@chandleraz.gov [mailto:Jodie.Novak@chandleraz.gov]
Sent: Thursday, September 20, 2007 3:04 PM
To: Williams, John W
Subject: Fw: inquiry regarding ParcLand Crossing Council item

John, please call me as soon as possible to advise if you are attending Council tonight to discuss this item as I do not have a phone number to reach you. My number is 480-782-3060.

In response to your question, the neighborhood meeting notice goes to all property owners within a 600-foot radius and City Registered Neighborhood Organizations (RNO's) within a 1320-foot (1/4 mile). The applicant mailed the meeting notices out. Your property is outside the 600-foot notification radius as your home is over 800 feet away for ParcLand Crossing, which is why you did not receive a direct notice. There are six City Registered Neighborhood Organization representatives for the Alma School Place subdivision that were sent the neighborhood meeting notice and the HOA was sent a meeting notice too. The applicant held this meeting at the downtown Community Center on July 24, 2007 at 6 p.m. If you have any additional questions, please call me at 480-782-3060.

Jodie M. Novak, MEP
Senior City Planner
City of Chandler, Current Planning Services
office (480) 782-3060, fax (480) 782-3075
e-mail: jodie.novak@chandleraz.gov

----- Forwarded by Jodie Novak/COC on 09/20/2007 02:58 PM -----

Jodie Novak/COC

To 09/20/2007 02:36 PM "Williams, John W" <john.w.williams@intel.com>

cc

Subject inquiry regarding ParcLand Crossing Council item

Hi John. I am looking into this right now and if you could email me your phone number I will call you shortly.

"Williams, John
W"
To <john.w.williams@intel.com> <Mayor&Council@chandleraz.gov>
cc 09/20/2007 12:32 PM "Williams, John W" <john.w.williams@intel.com>
Subject Comment on Agenda item for 9/20
City council meeting

I am a resident of Alma School Place.

On item #9 of tonight's Consent Agenda regarding the zoning change for Parcland Crossing, I would like to state that I never received notice of a neighborhood meeting on July24, 2007 as indicated in the excerpt below. I would like to know where the meeting was held, and see if I can find anyone in our neighborhood that knew about it.

...from tonight's document...

PUBLIC 1 NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the

Chandler Zoning Code.

A neighborhood meeting was held on July 24, 2007. No one attended other than the applicant.

As of the date of this memo, Staff is not aware of any opposition or concerns with this request.

I understand the reason that the applicant does not want construct the greenbelt in the residential portion of the development at this time, and have no objection to that.

I do wonder, however, due to the fact that our development, Alma School Place, was in strong opposition to the condominium development last year, if the applicant is not performing due diligence in notification to our residents of meetings, etc. I know of no one in Alma School Place that received the notification.

Thank you very much,

John Williams
635 W. Longhorn Dr.
Chandler, AZ 85286

Jodie M. Novak, MEP
Senior City Planner
City of Chandler, Current Planning Services
office (480) 782-3060, fax (480) 782-3075
e-mail: jodie.novak@chandleraz.gov

#9

SEP 20 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 07-209**

DATE: SEPTEMBER 6, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
 JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
 BOB WEWORSKI, PLANNING MANAGER

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: DVR07-0031 PARCLAND CROSSING AMENDMENT
 Introduction and Tentative Adoption of Ordinance No. 3968

Request: Amend the Planned Area Development (PAD) zoning allowing a mixed-use development with office, commercial retail, and residential condominiums with a mid-rise overlay by deleting the language in Condition No. 32 and replacing it with new language. The current condition requires "Perimeter landscaping, the greenbelt, and street improvements to occur in Phase One"

Location: Northeast corner of Alma School and Willis Roads

Applicant: Withey, Anderson, & Morris PLC, Jason Morris

Project Info: Approximately 40 acres; approximately 20 acres of office and retail and 20 acres of residential condominiums

- **Office:** One, 3-story building at 100,000 square feet
 One, 2-story building at 70,000 square feet
- **Retail/Restaurant:** 4 buildings totaling 35,000 square feet
- **Residential:** 4 housing product types which include three 3-story Live/Work buildings totaling 18 units; four 2 to 3-story 6-unit townhome-style condominium buildings totaling 24 units, seventeen 3-unit 2-story condominium buildings totaling 51 units, and twenty-two 9-unit condominium buildings totaling 198 units. Totaling 291 residential units.

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and the approved Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval of the zoning amendment for an office and retail development subject to conditions.

BACKGROUND

The application requests an amendment to the approved zoning conditions by deleting Condition No. 32 and replacing this condition with new language to address the current development's phasing. Condition No. 32 in Ordinance No. 3858 states "Perimeter landscaping, the greenbelt, and street improvements to occur in Phase One." The application requests new language to state

"Improvements for Phase One include perimeter landscaping and off-site street improvements along the entire project site, and the greenbelt on the Phase One portion only in accordance with the Phasing Plan on file as part of case DVR07-0031."

In November 2006, an area plan amendment, rezoning, and development plan were approved by City Council for ParcLand Crossing to allow a mixed-use development. The project included office with a mid-rise overlay, retail, live/work units, and multi-family residential condominiums and townhomes. The commercial and residential portions intended to construct simultaneously; however, market conditions and circumstances have required development of the commercial component, including offices and retail, to move ahead of the multi-family portion and the live/work buildings.

The commercial portion, including the office buildings and retail shop buildings, intends to commence construction in the fourth quarter of 2007. Portions of the commercial site would be completed by the third or fourth quarter of 2008. Development of the multi-family residential and live/work buildings is unknown at this time. Due to the change in development timing, the greenbelt will be constructed only in Phase One.

The greenbelt spans approximately 100 feet in width and runs from east to west through the commercial and residential portions. The greenbelt extends north and south within the residential portion. There are three live/work buildings that are sited along the greenbelt within the commercial portion. Due to the development's multi-family residential portion no longer a part of Phase One development, the construction of the greenbelt is not recommended for construction until that portion of the site builds. Phase One development includes the office buildings, retail shop buildings, and associated off-site and on-site improvements.

While the greenbelt is a shared element between the commercial and residential portions, construction of the greenbelt on the multi-family residential parcel is not beneficial at this time. Staff is of the opinion that the amendment of Condition No. 32 to construct the greenbelt in Phase One only is practical given the residential development is not occurring as part of Phase One. At the time of Phase Two development, the greenbelt and pedestrian trail will connect into the commercial development as planned.

The new language for Condition No. 32 maintains the requirement for perimeter landscaping and off-site street improvements along the entire project site. The greenbelt will be constructed in Phase One; however, the live/work buildings will not be constructed adjacent to the greenbelt. The multi-family residential and live/work buildings are part of Phase Two development.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on July 24, 2007. No one attended other than the applicant.
- As of the date of this memo, Staff is not aware of any opposition or concerns with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve. In Favor: 4 Opposed: 0 Absent: 3 (Creedon, Cason, Anderson)

Planning Commission asked if all perimeter street and landscape improvements would occur along both the commercial and residential sites as part of Phase One. Staff clarified that per the revised Condition No. 32 perimeter landscaping, which includes the area from curb to the location of buildings, and off-street improvements will occur along the entire project site.

RECOMMENDATION

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of deleting Condition No. 32 and replacing this condition with new language in zoning case DVR07-0031 PARCLAND CROSSING AMENDMENT, subject to the following conditions:

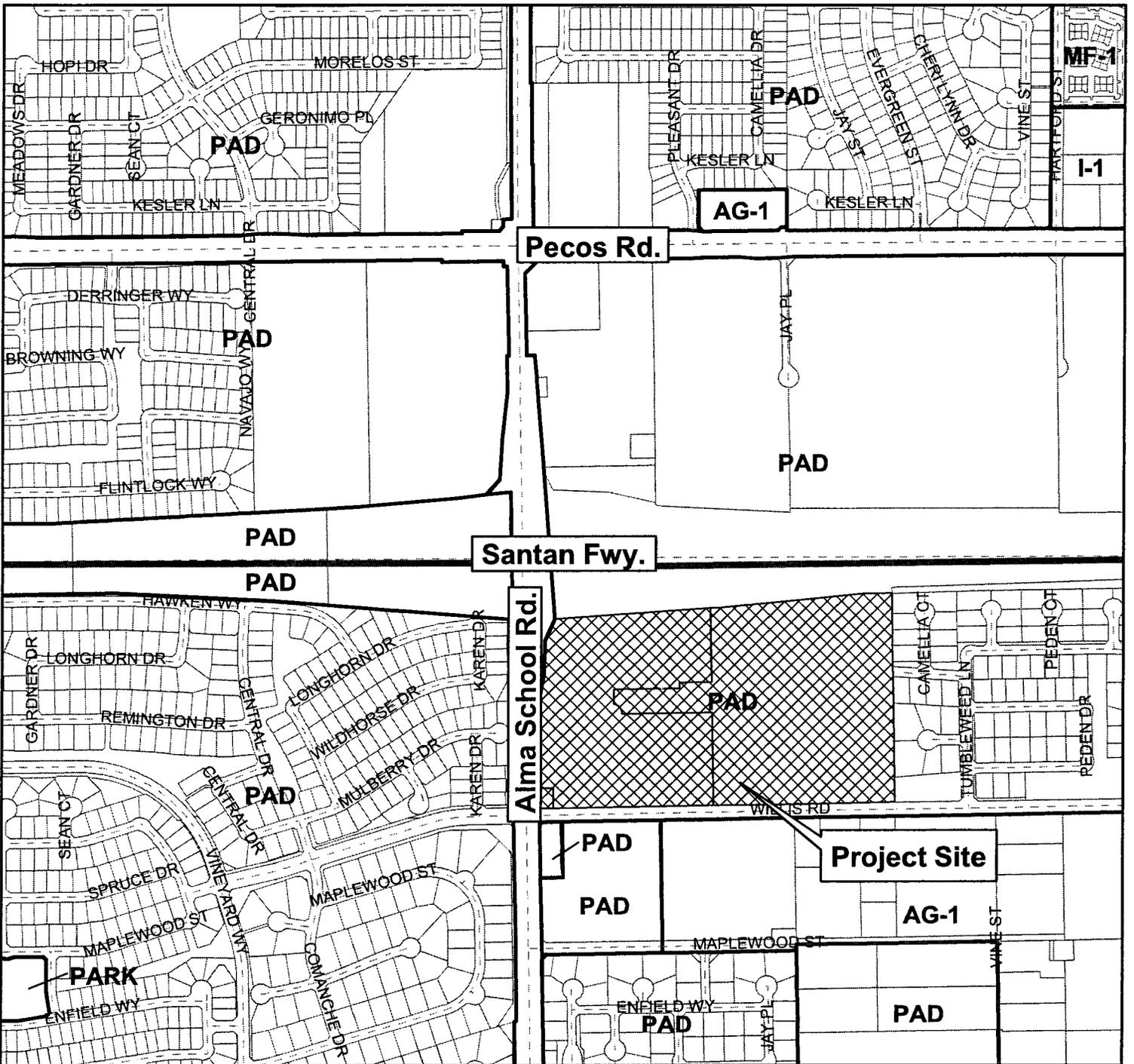
1. Compliance with original stipulations adopted by the City Council as Ordinance No. 3858 in case DVR05-0063 ParcLand Crossing, except as modified by condition herein.
32. Improvements for Phase One include perimeter landscaping and off-site street improvements along the entire project site, and the greenbelt on the Phase One portion only in accordance with the Phasing Plan on file as part of case DVR07-0031.

PROPOSED MOTION

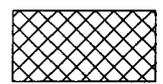
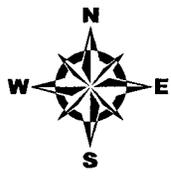
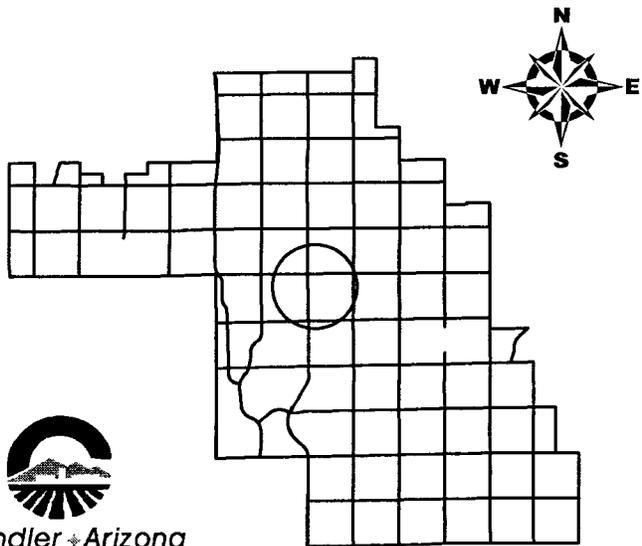
Move to introduce and tentatively adopt Ordinance No. 3968 approving DVR07-0031 PARCLAND CROSSING AMENDMENT for a three-year time extension, subject to the conditions as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Original Ordinance No. 3858
3. Ordinance No. 3968

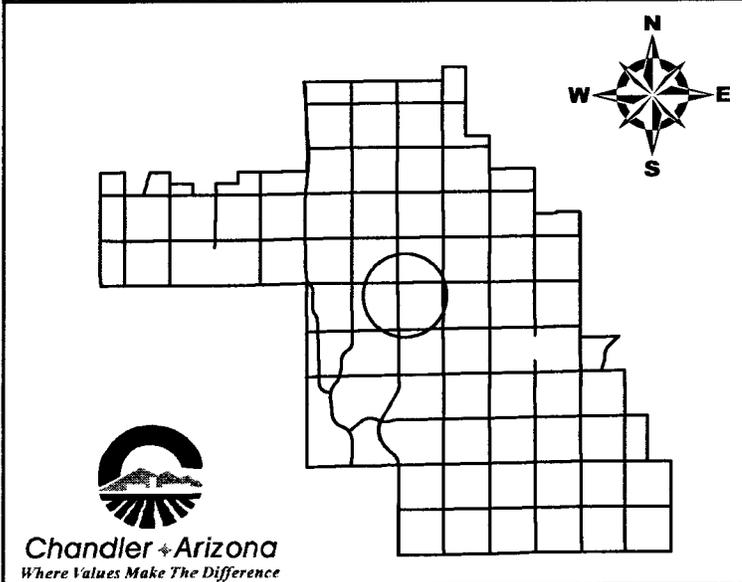


Vicinity Map



DVR07-0031

Parland Crossing Amendment



Vicinity Map



DVR07-0031

Parland Crossing Amendment

ORDINANCE NO. 3858

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR05-0063 PARCLAND CROSSING) 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 PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "ParcLand Crossing", kept on file in the City of Chandler Planning Services Division, in File No's AP05-0004 & DVR05-0063, 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.
8. The development shall provide additional landscaping to include one (1) 24-inch box tree and three (3) 5-gallon shrubs for every 20 feet of freeway frontage to be installed in the freeway right-of-way.
9. 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.
10. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
11. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
12. 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.
13. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the ParcLand Crossing development shall use treated effluent to maintain open space, common areas, and landscape tracts.

14. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
15. Landscaping shall be in compliance with current Commercial Design Standards.
16. All raceway signage shall be prohibited within the development.
17. 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.
18. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner, property owners' association, or homeowners' association.
19. The development shall provide sound attenuation measures in accordance with ADOT standard details and requirements excepting any decibel reductions or sound attenuation credits for the use of a rubberized asphalt paving surface. Any noise mitigation, if required, is the responsibility of the development.
20. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
21. Commercial uses permitted within the proposed Live/Work buildings shall be limited to general office and those uses permitted in the C-1 district. Commercial use is limited to the ground level of the units.
22. Under the current PDP, office buildings 1 and 2 may not be used for medical or dental offices. Office buildings 1 and 2 maybe used for medical and dental offices if the Final Development Plan substantially conforms to the PDP, and parking and other applicable zoning ordinance requirements are met.
23. The permitted uses section of the PAD shall be revised as follows:
 - A. Commercial Permitted Uses:

All uses allowed by right within the C-2 zoning district, as indicated by an "X" on the Table of Permitted Uses for Non-Residential Districts in Chapter 35, Article 21 of the Chandler Zoning Code as updated at the time of this application. Office uses including professional, business, administrative, executive and any other offices.

B. Live-Work Permitted Uses:

Multiple-family residential: townhouses and condominiums. Office uses including professional, business, administrative, executive and any other offices. All uses allowed by right within the C-1 zoning district, as indicated by an "X" on the Table of Permitted Uses for Non-Residential Districts in Chapter 35, Article 21 of the Chandler Zoning Code as updated at the time of this application.

C. Residential Permitted Uses:

Multiple-family residential: townhouses and condominiums.

24. Landscaping within the entire development, including the commercial retail, office, live/work, and residential portions, shall maintain a common landscape theme in which consistent maintenance and pruning of plant material is included in the CC&R's for the entire development.
25. Mexican Fan Palms trees shall be replaced with Date Palm trees throughout the development.
26. The comprehensive sign package shall be reviewed through a separate Preliminary Development Plan.
27. The applicant shall work with Staff to enhance the retail shop building's design by incorporating deeper roof overhangs, additional vertical and horizontal relief, and a variety of building materials from the building's base to the roofline similar to the retail building depicted in the "Commercial Office Special Features Plan" exhibit within the Development Booklet under Tab D.
28. Enhance parking space canopies to incorporate building materials, forms, and colors to match the development.
29. Trees on the east side of the residential portion shall be a minimum of 12 feet in height at time of planting.
30. The applicant shall work with Staff to enhance the bank drive-through canopy to incorporate building materials and features within the development. Enhancements shall include the middle column matching other columns and the canopy incorporating additional features and materials found on the building.
31. The development shall meet City Traffic requirements including left turn arrows for traffic signals at the Alma School and Willis Roads intersection.
32. Perimeter landscaping, the greenbelt, and street improvements to occur in Phase One.

33. At the time of development, the residential portion shall be limited to "for-sale" condominiums only.

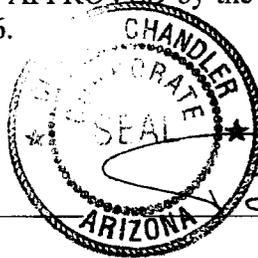
SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

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 of the City of Chandler, Arizona, this 16th day of November 2006.

ATTEST:

Mark Paddock
CITY CLERK

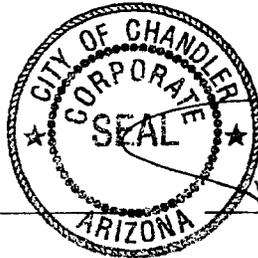


[Signature]
MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 11th day of December, 2006.

ATTEST:

Mark Paddock
CITY CLERK



[Signature]
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3858 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 11th day of December, 2006, and that a quorum was present thereat.

Mark Paddock
CITY CLERK

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY

PUBLISHED in the Arizona Republic on January 11 & 16, 2007.



LEGAL DESCRIPTION
EXISTING BOUNDARY PLUS WELL SITE

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,
AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HAND HOLE FOUND AT THE WEST QUARTER
CORNER OF SAID SECTION 4, FROM WHICH THE BRASS CAP IN HAND HOLE FOUND
AT THE NORTHWEST CORNER OF SAID SECTION 4 BEARS N. 01°00'47" W., A
DISTANCE OF 2833.89 FEET;

THENCE N. 89°04'15" E., ALONG THE EAST-WEST MID-SECTION LINE OF SAID
SECTION 4, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST-WEST MID-SECTION LINE, N. 01°00'47" W., A
DISTANCE OF 33.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY
LINE FOR WILLIS ROAD;

THENCE S. 89°04'15" W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF
100.00 FEET;

THENCE N. 01°00'47" W., A DISTANCE OF 100.00 FEET;

THENCE N. 89°04'15" E., A DISTANCE OF 32.00 FEET TO A POINT ON THE EXISTING
EASTERLY RIGHT OF WAY LINE FOR ALMA SCHOOL ROAD;

THENCE N. 01°00'47" W., ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, A
DISTANCE OF 215.23 FEET;

THENCE CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE,
N. 00°34'37" E., A DISTANCE OF 216.95 FEET;

THENCE CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE,
N. 09°20'03" E., A DISTANCE OF 138.28 FEET;

THENCE CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE,
N. 02°00'08" E., A DISTANCE OF 164.71 FEET;

THENCE CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, N. 23°53'14" E., A DISTANCE OF 116.84 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR THE *LOOP 202 - SAN TAN FREEWAY*;

THENCE N. 85°55'13" E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 818.54 FEET;

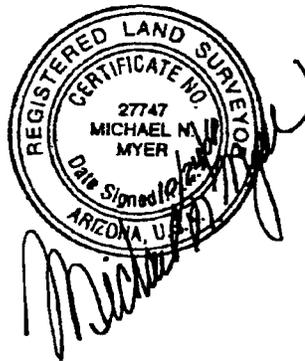
THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N. 84°26'46" E., A DISTANCE OF 704.36 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N. 88°27'41" E., A DISTANCE OF 143.61 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE FOR THE *LOOP 202 - SAN TAN FREEWAY*, S. 01°01'20" E., A DISTANCE OF 1075.02 FEET TO A POINT ON SAID EAST-WEST MID-SECTION LINE OF SECTION 4;

THENCE S. 89°04'15" W., ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 1684.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,772,220 SQUARE FEET OR 40.68 ACRES MORE OR LESS.



ORDINANCE NO. 3968

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR07-0031 PARCLAND CROSSING AMENDMENT) 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 PAD to PAD, subject to the following conditions:

1. Compliance with original stipulations adopted by the City Council as Ordinance No. 3858 in case DVR05-0063 ParcLand Crossing, except as modified by condition herein.
32. Improvements for Phase One include perimeter landscaping and off-site street improvements along the entire project site, and the greenbelt on the Phase One portion only in accordance with the Phasing Plan on file as part of case DVR07-0031.



LEGAL DESCRIPTION
EXISTING BOUNDARY PLUS WELL SITE

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,
AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HAND HOLE FOUND AT THE WEST QUARTER
CORNER OF SAID SECTION 4, FROM WHICH THE BRASS CAP IN HAND HOLE FOUND
AT THE NORTHWEST CORNER OF SAID SECTION 4 BEARS N. 01°00'47" W., A
DISTANCE OF 2833.89 FEET;

THENCE N. 89°04'15" E., ALONG THE EAST-WEST MID-SECTION LINE OF SAID
SECTION 4, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST-WEST MID-SECTION LINE, N. 01°00'47" W., A
DISTANCE OF 33.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY
LINE FOR WILLIS ROAD;

THENCE S. 89°04'15" W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF
100.00 FEET;

THENCE N. 01°00'47" W., A DISTANCE OF 100.00 FEET;

THENCE N. 89°04'15" E., A DISTANCE OF 32.00 FEET TO A POINT ON THE EXISTING
EASTERLY RIGHT OF WAY LINE FOR ALMA SCHOOL ROAD;

THENCE N. 01°00'47" W., ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, A
DISTANCE OF 215.23 FEET;

THENCE CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE,
N. 00°34'37" E., A DISTANCE OF 216.95 FEET;

THENCE CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE,
N. 09°20'03" E., A DISTANCE OF 138.28 FEET;

THENCE CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE,
N. 02°00'08" E., A DISTANCE OF 164.71 FEET;

THENCE CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE,
N. 23°53'14" E., A DISTANCE OF 116.84 FEET TO A POINT ON THE SOUTHERLY RIGHT
OF WAY LINE FOR THE LOOP 202 - SAN TAN FREEWAY;

THENCE N. 85°55'13" E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A
DISTANCE OF 818.54 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE,
N. 84°26'46" E., A DISTANCE OF 704.36 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE,
N. 88°27'41" E., A DISTANCE OF 143.61 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE FOR THE LOOP 202 -
SAN TAN FREEWAY, S. 01°01'20" E., A DISTANCE OF 1075.02 FEET TO A POINT ON
SAID EAST-WEST MID-SECTION LINE OF SECTION 4;

THENCE S. 89°04'15" W., ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE
OF 1684.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,772,220 SQUARE FEET OR 40.68
ACRES MORE OR LESS.

