

#2

OCT 25 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 07-258

DATE: OCTOBER 4, 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 *KA for BW*

FROM: KEVIN MAYO, PRINCIPAL PLANNER *KM*

SUBJECT: DVR07-0025 WARNER COMMERCE PARK
 Introduction and Tentative Adoption of Ordinance No. 3970

Request: Rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended to expand the list of permitted uses within the zoning district on approximately 12-acres of an approximate 16.9-acres business park development with commercial and industrial uses

Location: Southeast corner of Warner Road and Delaware Street

Project Info: Approximately 12-acres of an approximate 16.9-acre business park, 5 buildings, approximately 138,820 total square feet

Applicant: Brandon Jones
 Viawest Properties

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and existing Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval subject to conditions.

BACKGROUND

The request is for rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended to expand the list of permitted uses within the zoning district on approximately 12-acres of an approximate 16.9-acres business park development with

commercial and industrial uses. The General Plan designates this parcel as Employment for major employers, industrial/business parks, and industrial support uses. The proposed zoning amendment is consistent with the General Plan.

The property is surrounded to the north by the Biscayne Bay apartment complex and vacant land planned for industrial land uses as part of the Westech Corporate Center. To the west are existing industrial uses on property zoned General Industrial District (I-2), and to the east, across the railroad tracks, is an existing self-storage facility. Adjacent to the proposed site on the south is property zoned PAD for a modular trailer storage, service, and sales facilities.

The subject site received zoning and Preliminary Development Plan approval in February 2005 for the development of a business/industrial park designated for light industrial manufacturing, warehouse, office, commercial and showroom uses with ancillary outdoor storage. Uses permitted within the approved development include Planned Industrial District (I-1) uses, as well as office and showroom uses. Additional permitted uses include building material companies, medical/hospital suppliers, furniture manufacturing/repair, distribution services, and office equipment suppliers. General Industrial District (I-2) uses are not permitted within this zoning district. The development's construction is occurring in multiple stages. The 1st Stage, consisting of buildings 1 through 6 totaling approximately 104,153 square-feet, is currently completed. The 2nd Stage will consist of buildings 7 and 8 containing approximately 85,182 square-feet. The proposed rezoning request applies to both stages.

The approved zoning allows for industrial uses as well as office and showroom retail uses. Businesses such as a tile company or a martial arts equipment manufacturer are permitted by right to include a front product showroom and accompanying warehouse/manufacturing space in the rear. The buildings are categorized based upon the maximum allowed percentage of office and/or showroom space to warehouse/manufacturing space. Buildings 1-3 are 55% max office/showroom, buildings 4-6 are 25% max office/showroom, and buildings 7-8 are max 30% office /showroom.

The approved zoning does not permit any type of recreational, instructional or training uses. The requested zoning amendment seeks to permit said uses only within the buildings fronting onto Warner Road, while not altering the office/showroom versus warehouse/manufacturing percentage limitations. The buildings included in the requested zoning amendment include buildings 1-3, 7 and 8. Examples of the proposed amended uses include athletic and martial arts clinics, home improvement clinics and classes, health centers that focus on health and exercise product sales/distribution and demonstration or weight-loss programs, and art schools/studios. Any building area utilized for training, clinics, classes and demonstration will be considered as part of the maximum area for office and/or showroom as outlined above.

The proposal seeks to mitigate any parking issues by requiring a 15-minute separation between the end of the prior training session and the start of the next training session if the training sessions are held between the hours of 8 a.m. and 5 p.m. Monday through Friday. This would prevent any overloading of the provided parking. Refer to the attached 'Proposed Uses' exhibit for additional clarification and details.

DISCUSSION

Staff supports the proposed rezoning finding the additional uses to be compatible with and a function of the developing business park. Additionally, Staff finds the exclusion of buildings 4-6 appropriate to maintain a natural separation of the traditional industrial business park uses from any potential recreational, instructional, and/or training uses. A perfect example of a proposed use would be a tile company that has a warehouse and showroom that would conduct clinics on tile installation. Staff finds the addition of the instruction/clinic uses to not represent a conflict with any of the approved uses. Simply stated, the requested amendment would allow tenants additional flexibility only within their limited office/showroom space. The recreational, instructional or training uses would be in conjunction with a primary office/showroom and warehouse/manufacturing use.

Within the site, buildings 1 through 6 are arranged to internalize the loading areas and any enclosed outdoor storage areas. This orientation maintains a separation of the single-passenger and truck traffic. Additionally, views into the loading/storage areas are screened from arterial street views by the building orientation as well as concrete block screen walls and additional landscaping. Staff finds that the development's design naturally mitigates any potential conflicts between the business patrons and industrial business park uses. Finally, the request does not propose to alter the maximum allowable area for office/showroom space versus warehouse/manufacturing space.

Construction of buildings 1-6, as part of Stage I, is complete. Numerous tenants have already taken occupancy. It has been represented to Staff that the completion of Stage II, consisting of buildings 7 and 8, will occur based upon market demands.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on 07/17/07 at the Chandler Community Center. No neighbors attended the meeting.

Staff has received no phone calls or letters from residents opposing this proposal.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 4 Opposed: 0 Absent: 2 (Creedon, Rivers)

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval to rezone the property from Planned Area Development (PAD) to Planned Area Development (PAD) Amended to expand the list of permitted uses within the zoning district on approximately 12-acres of an approximate 16.9-acre business park development with commercial and industrial uses, subject to the following conditions:

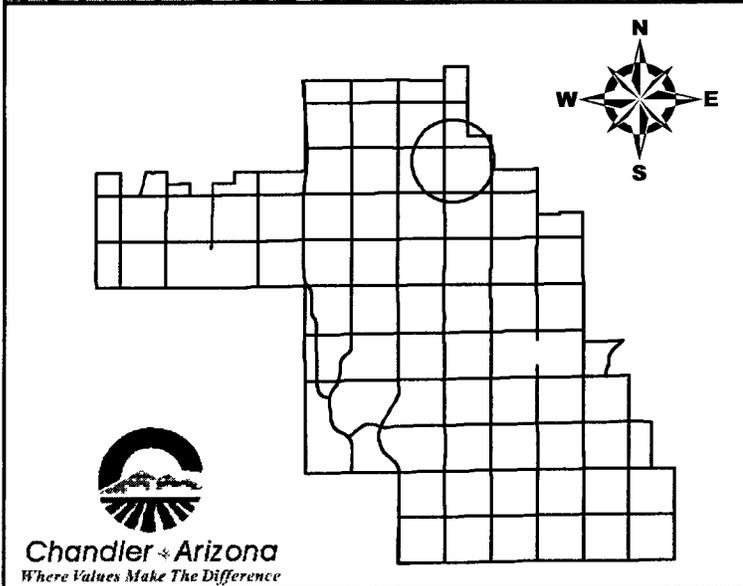
1. Development shall be in substantial conformance with all exhibits and representations kept on file in the City of Chandler Current Planning Division, in file number DVR07-0025 WARNER COMMERCE PARK, except as modified by condition herein.
2. Compliance with original stipulations adopted by the City Council as Ordinance No. 3653 in case DVR04-0036 WARNER COMMERCE PARK, except as modified by condition herein.
3. Any building area utilized for training, classes and/or clinics shall be considered part of the maximum allowable area for office/showroom uses outlined as follows; Buildings 1-3 are 55% max office/showroom, buildings 4-6 are 25% max office/showroom, and buildings 7-8 are max 30% office /showroom.
4. Future property owners and potential sub-lease tenants shall comply with the PAD zoning land-use restrictions while maintaining the square-footage limitations as identified in Condition 3.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 3970 approving DVR07-0025 WARNER COMMERCE PARK rezoning, as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Ordinance No. 3970
3. Ordinance No. 3653
4. Site Plan
5. Landscape Plan
6. Proposed Amended Uses



Vicinity Map



DVR07-0025

Warner Commerce Park



ORDINANCE NO. 3970

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED (DVR07-0025 WARNER COMMERCE PARK) 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 property is hereby rezoned from Planned Area Development (PAD) to Planned Area Development (PAD) Amended to expand the list of permitted uses within the business park zoning district to include ancillary recreational, instructional and/or training uses, subject to the following conditions:

1. Development shall be in substantial conformance with all exhibits and representations kept on file in the City of Chandler Current Planning Division, in file number DVR07-0025 WARNER COMMERCE PARK, except as modified by condition herein.

- 2. Compliance with original stipulations adopted by the City Council as Ordinance No. 3653 in case DVR04-0036 WARNER COMMERCE PARK, except as modified by condition herein.
- 3. Any building area utilized for training, classes and/or clinics shall be considered part of the maximum allowable area for office/showroom uses outlined as follows; Buildings 1-3 are 55% max office/showroom, buildings 4-6 are 25% max office/showroom, and buildings 7-8 are max 30% office /showroom.
- 4. Future property owners and potential sub-lease tenants shall comply with the PAD zoning land-use restrictions while maintaining the square-footage limitations as identified in Condition 3.

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:

_____	_____
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CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2007.

ATTEST:

_____	_____
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CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3970 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 *GAB*

PUBLISHED:

ORDINANCE NO. 3970

Attachment 'A'

**WARNER COMMERCE PARK
LEGAL DESCRIPTIONS**

September 11, 2007
Job No. 04100
Page 1 of 1

PARCEL NO. 1

UNITS 101, 102, 103 AND 104, BUILDING 1 OF WARNER COMMERCE PARK CONDOMINIUMS ACCORDING TO THE CONDOMINIUM PLAT RECORDED IN BOOK 827 OF MAPS, PAGE 15 RECORDS OF MARICOPA COUNTY, ARIZONA;
TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE CONDOMINIUM DECLARATION THERETO.

PARCEL NO. 2

UNITS 101, 102 AND 103, BUILDING 2 OF WARNER COMMERCE PARK CONDOMINIUMS ACCORDING TO THE CONDOMINIUM PLAT RECORDED IN BOOK 827 OF MAPS, PAGE 15 RECORDS OF MARICOPA COUNTY, ARIZONA;
TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE CONDOMINIUM DECLARATION THERETO.

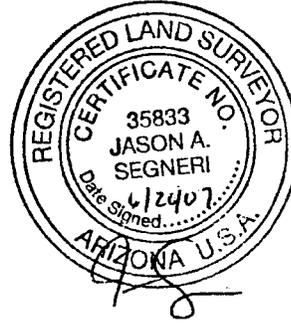
PARCEL NO. 3

UNITS 101 AND 102, BUILDING 3 OF THE 1ST AMENDMENT TO THE CONDOMINIUM PLAT OF WARNER COMMERCE PARK CONDOMINIUMS AS RECORDED IN BOOK 901 OF MAPS, PAGE 42 RECORDS OF MARICOPA COUNTY, ARIZONA;
TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE CONDOMINIUM DECLARATION THERETO.



ORDINANCE NO. 3970

Attachment 'A'



June 18, 2007
Job No. 04100
Page 1 of 1

**WARNER COMMERCE PARK PHASE 2
LEGAL DESCRIPTION**

PARCEL NO. 1

A PORTION OF TRACT "A" OF THE FINAL PLAT FOR WARNER COMMERCE PARK AS RECORDED IN BOOK 784 OF MAPS, PAGE 3 RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 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 NORTHWEST CORNER OF SAID TRACT "A";

THENCE SOUTH 89 DEGREES 45 MINUTES 53 SECONDS EAST ALONG THE NORTH PROPERTY LINE OF SAID TRACT "A" ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WARNER ROAD ACCORDING TO SAID FINAL PLAT FOR WARNER COMMERCE PARK, A DISTANCE OF 36.75 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES 53 SECONDS EAST, A DISTANCE OF 289.27 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 07 SECONDS EAST LEAVING SAID NORTH LINE OF TRACT "A" AND SOUTH RIGHT-OF-WAY LINE OF WARNER ROAD, A DISTANCE OF 517.85 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A";

THENCE NORTH 89 DEGREES 41 MINUTES 41 SECONDS WEST ALONG SAID SOUTH LINE OF TRACT "A", A DISTANCE OF 266.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A";

THENCE NORTH 00 DEGREES 14 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 266.84 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 53 SECONDS WEST, A DISTANCE OF 41.00 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 07 SECONDS EAST, A DISTANCE OF 145.68 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 53 SECONDS WEST, A DISTANCE OF 19.00 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 07 SECONDS EAST, A DISTANCE OF 99.00 FEET TO SAID NORTHWEST CORNER OF TRACT "A" AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 149,757 SQUARE FEET OR 3.438 ACRES

PARCEL NO. 2

A PORTION OF TRACT "A" OF THE FINAL PLAT FOR WARNER COMMERCE PARK AS RECORDED IN RECORDED IN BOOK 784 OF MAPS, PAGE 3 RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 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 NORTHEAST CORNER OF SAID TRACT "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WARNER ROAD ACCORDING TO SAID FINAL PLAT FOR WARNER COMMERCE PARK AND THE WEST RIGHT-OF-WAY LINE OF A SOUTHERN PACIFIC RAILROAD EASEMENT

ORDINANCE NO. 3970

: Attachment 'A'

PER DEED BOOK 101, PAGE 256 RECORDS OF MARICOPA COUNTY AND A POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 87 DEGREES 02 MINUTES 51 SECONDS WEST, A RADIAL DISTANCE OF 1,784.00 FEET;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC RAILROAD EASEMENT AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES 22 MINUTES 01 SECONDS, A DISTANCE OF 530.74 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A";

THENCE NORTH 89 DEGREES 41 MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 167.99 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 07 SECONDS EAST LEAVING SAID SOUTH LINE OF TRACT "A", A DISTANCE OF 517.85 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A" AND SAID SOUTH RIGHT-OF-WAY LINE OF WARNER ROAD;

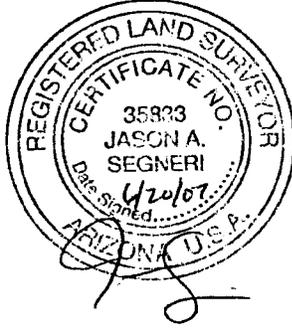
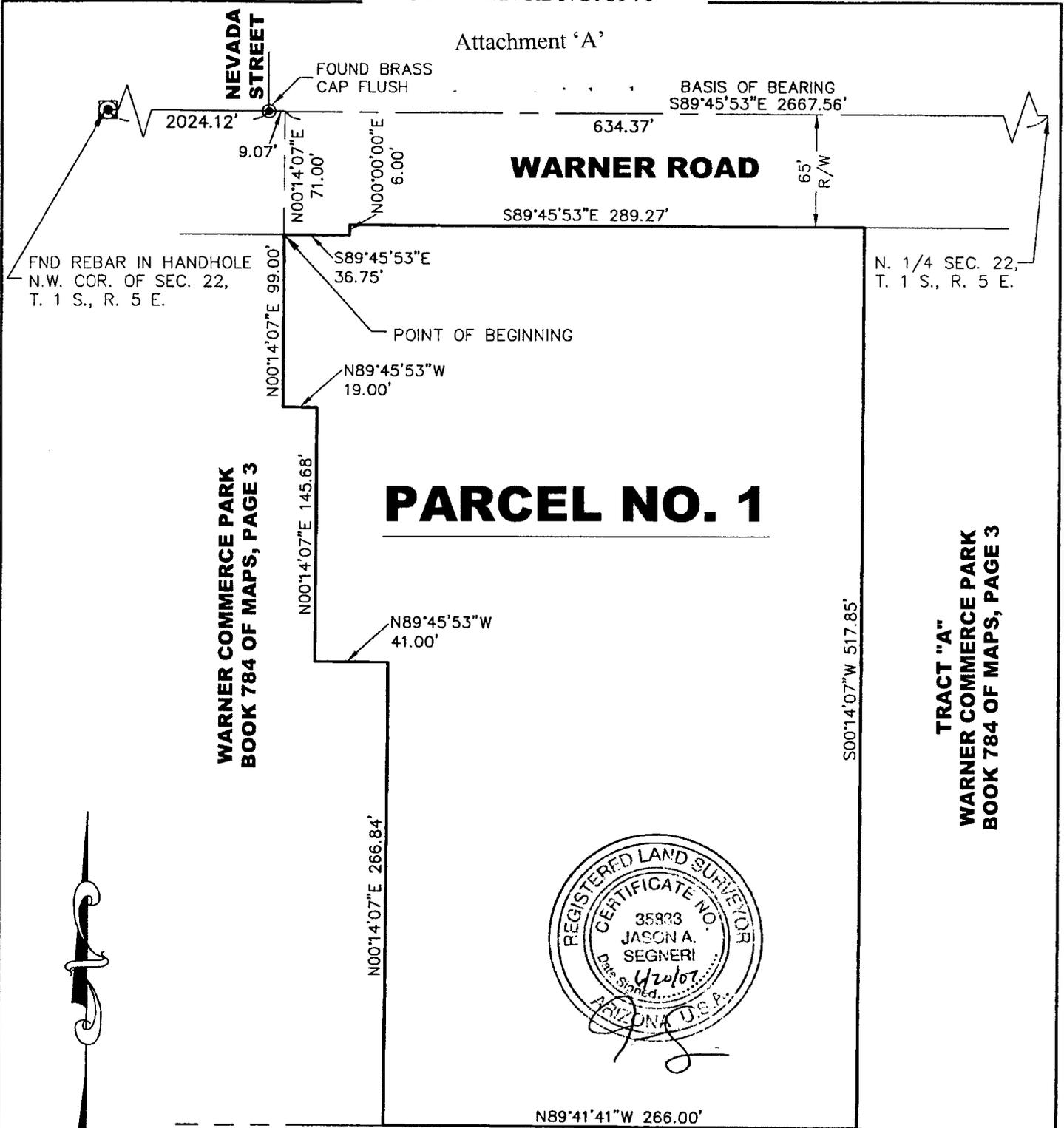
THENCE NORTH 89 DEGREES 45 MINUTES 53 SECONDS EAST ALONG SAID NORTH PROPERTY LINE OF TRACT "A" AND SAID SOUTH RIGHT-OF-WAY LINE OF WARNER ROAD, A DISTANCE OF 273.96' TO SAID NORTHEAST CORNER OF TRACT "A" AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 121,413 SQUARE FEET OR 2.787 ACRES



ORDINANCE NO. 3970

Attachment 'A'



**GE CAPITAL MODULAR SPACE
 TRANSPORT INTERNATIONAL POOL INC
 BOOK 687, PAGE 85 M.C.R.**

SIG

**SURVEY INNOVATION
 GROUP, INC**

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
 16414 N. 91st STREET, STE #102, SCOTTSDALE, AZ 85260

**PARCEL NO. 1
 WARNER COMMERCE PARK PHASE 2
 CHANDLER, ARIZONA**

JOB # 4100	DWG: 4100PH2_LEGLEX	DATE 06/18/07
SCALE: NTS	DRAWN: KDD	CHK: JAS
		SHEET 1 OF 2

BASIS OF BEARING
S89°45'53"E 2667.56'

2033.19'

634.37'

WARNER ROAD

65'
R/W

FND REBAR IN HANDHOLE
N.W. COR. OF SEC. 22,
T. 1 S., R. 5 E.

S89°45'53"E 273.96'

N. 1/4 SEC. 22,
T. 1 S., R. 5 E.

POINT OF BEGINNING

PARCEL NO. 2

TRACT "A"
WARNER COMMERCE PARK
BOOK 784 OF MAPS, PAGE 3

N00°14'07"E 517.85'

R=1784.00
L=530.74 Δ=17°02'44"

UNSUBDIVIDED

S00°10'26"W 2636.82'



N89°41'41"W 167.99'

**GE CAPITAL MODULAR SPACE
TRANSPORT INTERNATIONAL POOL INC
BOOK 687, PAGE 85 M.C.R.**

SIG

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Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
16414 N. 91st STREET, STE #102, SCOTTSDALE, AZ 85260

**PARCEL NO. 2
WARNER COMMERCE PARK PHASE 2
CHANDLER, ARIZONA**

JOB # 4100	DWG: 4100PH2_LEGLEX	DATE 06/18/07
SCALE: NTS	DRAWN: KDD	CHK: JAS
		SHEET 2 OF 2

3

FEB 24 2005

ORDINANCE NO. 3653

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) (DVR04-0036 WARNER COMMERCE PARK) 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 AG-1 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "WARNER COMMERCE PARK" kept on file in the City of Chandler Current Planning Division, in file number DVR04-0036, except as modified by condition herein.
2. Right-of-way dedications to achieve full half widths for Warner Road and Delaware 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. The phase line shall be adjusted to include completion of the landscaping 20-feet east of the main drive along Warner Road at Nevada Street.

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

ORDINANCE NO. 3653

ATTACHMENT A

JULY 9, 2004
JOB# 4100.10

**PARCEL DESCRIPTION
WARNER AND DELAWARE SEC**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP FLUSH AT NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 22, FROM WHICH A REBAR IN HANDHOLE AT THE NORTHWEST CORNER OF SAID SECTION 22 BEARS SOUTH 89 DEGREES 45 MINUTES 53 SECONDS WEST, A DISTANCE OF 1333.78 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 45 SECONDS WEST, A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WARNER ROAD TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 45 MINUTES 53 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF WARNER ROAD, A DISTANCE OF 1,299.83 FEET TO THE POINT ON THE WEST RIGHT OF WAY LINE OF A SOUTHERN PACIFIC RAILROAD EASEMENT PER DEED BOOK 101, PAGE 256 RECORDS OF MARICOPA COUNTY, ALSO BEING A POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 87 DEGREES 02 MINUTES 51 SECONDS WEST, A RADIAL DISTANCE OF 1,784.00 FEET;

THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE OF SOUTHERN PACIFIC RAILROAD EASEMENT AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES 22 MINUTES 01 SECONDS, A DISTANCE OF 540.75 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 41 SECONDS WEST, LEAVING SAID WEST RIGHT OF WAY LINE OF SOUTHERN PACIFIC RAILROAD EASEMENT, A DISTANCE OF 1,192.83 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF DELAWARE STREET;

THENCE NORTH 00 DEGREES 10 MINUTES 45 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE OF DELAWARE STREET, A DISTANCE OF 526.60 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SUBJECT PARCEL CONTAINS 664,614 SQUARE FEET OR 15.257 ACRES NET.

SUBJECT PARCEL CONTAINS 736,106 SQUARE FEET OR 16.899 ACRES GROSS.





McCall & Associates, Inc.
 4391 A, Civic Center Plaza
 Phoenix, Arizona 85018
 Tel: (602) 944-8000
 Fax: (602) 944-8000

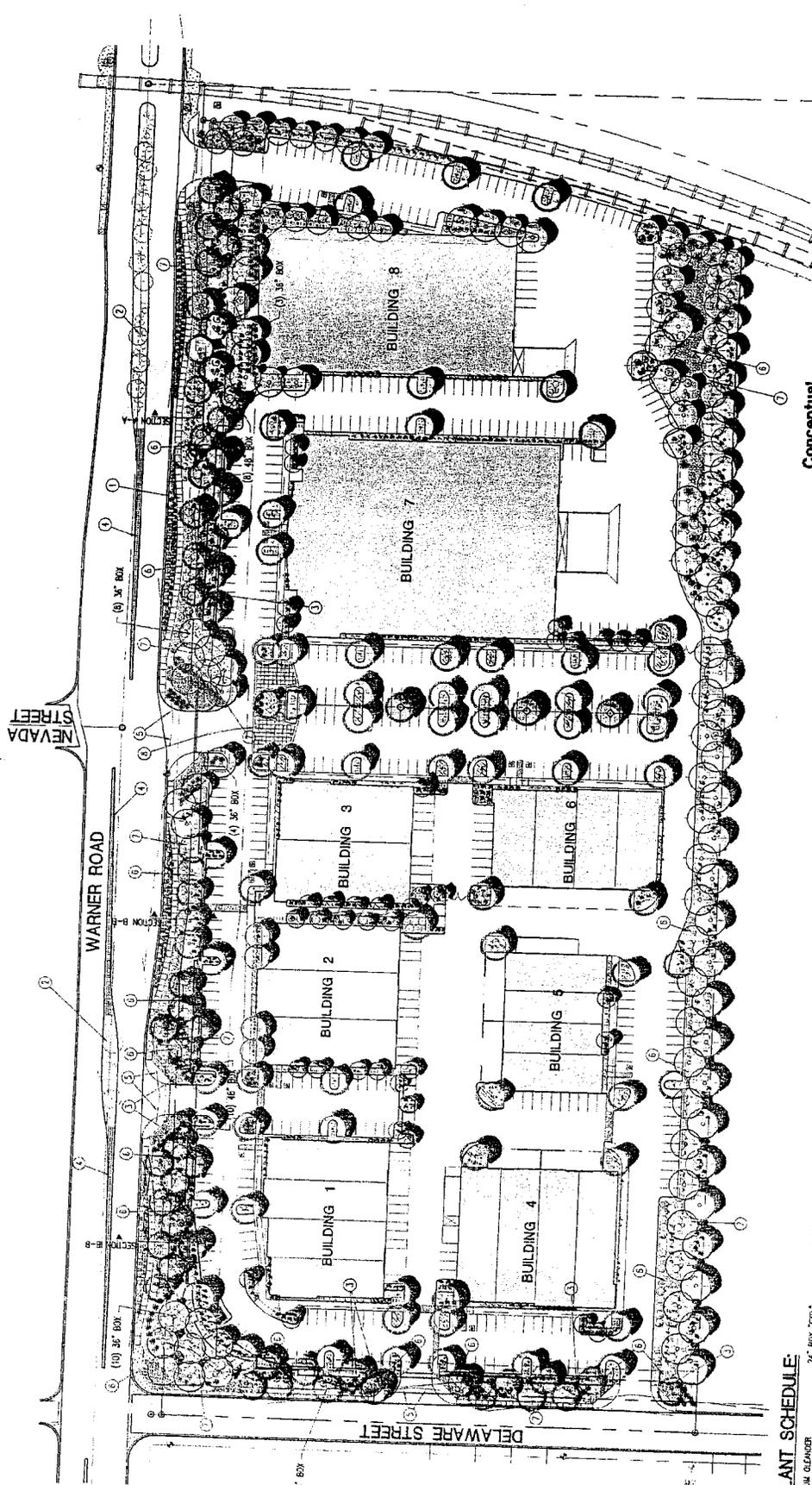
THIS REPORT IS AN INTERIM DESIGN AND SHALL REMAIN THE PROPERTY OF THE CLIENT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS REPORT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

LANDSCAPE PLAN
 SHEET TITLE

WARNER COMMERCIAL PARK
 WARNER ROAD AND DELAWARE STREET
 PHOENIX, ARIZONA
 DATE: JAN. 20, 1988
 DRAWN BY: [Name]



L-1

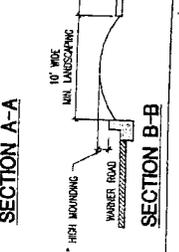


Conceptual Landscape Plan
 Scale 1:50



GRAPHIC SCALE
 0 25 50
 FEET

SECTION A-A
 SECTION B-B



PLAN KEY NOTES:

- 1 6' WIDE HANDICAP SIDEWALK
- 2 EXISTING MEDIAN LANDSCAPE TO REMAIN
- 3 3' HIGH RECREATIVE SCREEN WALL
- 4 EXISTING STAMPED CONCRETE IN MEDIAN
- 5 CITY OF CHANDLER SIGHT DISTANCE LINE
- 6 3'-6" DIA. GRANITE COBBLE (6" DEEP MIN.)
- 7 RETENTION BASIN PER CIVIL ENGS.
- 8 RECREATIVE PAVEMENT AT PROJECT ENTRANCE

- LEUCOPHYLLUM LANTANACEA "L.B."
- RED BROWN SAGE
- NEOSPHERE FUNGIERA
- GRANT PESTIVOLITE
- BEULIA FENICULARIAS
- USCUTA ISABELLA
- CESTRUM PALMERIANA
- RED BIRD OF PARADISE
- LANTANA MONTENSIS
- COMPAVALLUS CHEIRUM
- GOLD BIRD LANTANA
- BISHI WINDING GLORY
- LANTANA MONTENSIS
- TRAILING PURPLE LANTANA
- ACOKIA BICOLORIS "DESERT CARPET"
- ESKERT CARPET
- BEULIA BICOLORIANA "MAY"
- MIT. REVELIA

- 36 TOTAL
- 48 TOTAL
- 58 TOTAL (15 GALLON)
- 22 TOTAL (36 BOX)
- 10 TOTAL
- 70 TOTAL
- 34 TOTAL (24" BOX)
- 22 TOTAL (48" BOX)

PLANT SCHEDULE:

- ARIZONA OLIVE
- WHITE CHANDLER TREE
- ACOKIA SUTHER
- WILLOW ACOKIA
- ACOKIA SUTHER
- SWEET ACOKIA
- CESTRUM PALMERIANA
- BLUFF PAID FENCE
- MAJIS FANBERGIA
- LEUCOPHYLLUM
- CESTRUM "TIBBOD"
- ACOKIA MICHON PAID VERSE
- DASTARDON WHEELER
- DESERT SMOKE
- LEUCOPHYLLUM PROFFERSING "C.C."
- GREEN CLOUD
- CASSIA SUTHER
- DESERT CASSIA

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Warner Commerce Park -- Proposed Uses

Permitted uses in Warner Commerce Park include all I-1 uses and all office and showroom uses. Each building in the Warner Commerce Park shall be limited to the following respective percentages of office and/or showroom use:

Buildings	Percentage of Office and/or Showroom Use
1 – 3	55%
4 – 6	25%
7 & 8	30%

The following additional uses shall be permitted for all buildings so long as they comply with the limitations above: Building material companies; Candy (manufactured and sold on the premises); Clothing manufacturer; Medical, hospital and laboratory supplies; Furniture and appliance repair; Home improvement company; Magazine or newspaper distribution; Office equipment and supplies; Restaurant supplies, and Sign manufacturing.

The following additional uses shall be permitted for Buildings 1, 2, 3, 7 and 8 so long as they comply with the limitations outlined in the table above and in the remainder of this paragraph: Any recreation uses, including training and instruction; athletic and martial arts clinics, classes, and training; dancing, art schools, training centers, or studios; home improvement clinics and classes; interior decorator showroom and design centers; and health centers (e.g., centers that focus on clinics/training, weight loss programs, health product distribution/sales, exercise—but not a large-scale gym such as *LA Fitness* or *24-Hour Fitness*). Any area used for classes, clinics, training and demonstration shall be counted as part of the maximum area for office and/or showroom use outlined in the table above (i.e., 55% for Buildings 1 – 3, 30% for Buildings 7 and 8). The remainder of each suite shall be used for showroom, office, manufacturing, warehousing, and distribution uses, so long as the total combined area utilized for classes, clinics, training, demonstration, showroom and/or office shall not exceed the percentages outlined above. The subject uses are deemed approved by the City of Chandler as long as they adhere to the following: If classes/clinics/training are held during the hours of 8:00 am to 5:00 pm MST on Monday through Friday, then the user shall maintain occupancy during such time throughout the entire suite of no more than 4 people per 1,000 s.f. occupied, and the beginning of one class/training session and the end of the prior class/training session shall be at least 15 minutes apart.