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MAR 13 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 08-053**

DATE: FEBRUARY 23, 2008

TO: MAYOR AND CITY COUNCIL

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

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

SUBJECT: DVR07-0041 THE GODDARD SCHOOL
Introduction and Tentative Adoption of Ordinance No. 4042

Request: Rezoning from Planned Area Development (PAD) for office to Planned Area Development (PAD) Amended for Buildings B and C to allow a childcare/pre-school use with an amended Preliminary Development Plan (PDP) within the Offices at Kyrene Crossings

Location: Southeast corner of Kyrene Road and Chandler Boulevard

Applicant: Oracle Architecture & Planning – Thom Bohlen

Project Info: Approx. 3.72 acres of a larger 12.39-acre development. 8,187 square foot preschool/childcare center with enclosed outdoor playgrounds including a 2,938 square foot playground for infants and a 4,980 square foot toddler's playground

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Staff recommend approval of the request with conditions.

BACKGROUND

The property is located within the existing Kyrene Crossings commercial development at the southeast corner of Chandler Boulevard and Kyrene Road. This property is currently developed with a CVS pharmacy at the intersection corner, a Wendy's fast-food restaurant, a Chase bank branch, and a retail/restaurant shops building along Chandler Boulevard. There is one retail/office building constructed along Kyrene Road. The southern portion of the development is

under construction with office buildings. Single-family residential homes abut the site's east and south property lines.

This application requests to amend the Planned Area Development (PAD) zoning on two pads, Buildings B and C, from office use to PAD zoning for a childcare/pre-school use with an amended Preliminary Development Plan (PDP) within the Offices at Kyrene Crossings, which is the southern portion of the overall development. The commercial development is approximately 12.39 acres; Buildings B and C are on 3.7 acres of the larger development.

The southeast corner of Chandler Boulevard and Kyrene Road has been zoned on several occasions for both commercial and office development. In March 2000, a PDP was approved for a mixed commercial development named Crossroads Village. This development featured an innovative "village" concept with single-story, small-scale buildings for retail/restaurant and office use. The project included commercial retail, office, restaurant, and a service station with convenience store. The site's PAD zoning and PDP were amended in September 2001 to allow a CVS pharmacy in lieu of the service station site at the intersection corner and a fast-food restaurant with a drive-through and site-down restaurant along Chandler Boulevard.

In March 2005, an amended PDP was approved for site layout and building architecture to allow for seven buildings instead of the original approval of four retail/office buildings on the development's southern portion. The amendment included one retail in-line shops building and six office buildings, which range in size from 3,965 to 6,885 square feet.

The current application requests to build a childcare/pre-school use in lieu of two office buildings. The childcare/pre-school will replace Buildings B and C as noted on the existing site plan, see attached. These building pads are located at the site's southeast corner. Four office buildings to the west and one retail building to the north remain to be built adjacent to the proposed childcare/pre-school.

The childcare/pre-school is a new The Goddard School for Early Childhood Development which is a childcare facility caring for infants to children up to 6 years old. The school intends to care for a maximum of 140 children. The facility will operate Monday through Friday 7 a.m. to 6 p.m., open year-round except for holidays. The school has a part-time program that ends at 1 p.m. There are two exterior enclosed playgrounds that include various play structures and turf areas.

The building is approximately 8,187 square feet in size. The building includes 9 classroom/childcare rooms to serve infants and toddlers and office space. The site was previously approved for two office buildings of 6,235 and 5,296 square feet in size. The outdoor playgrounds include a 2,938 square foot playground for infants and a 4,980 square foot toddler's playground.

The site maintains a "village" cluster design with angled buildings, pedestrian connectivity, and access to a shared parking area. The site improvements include adjustments to parking spaces and providing landscaping in compliance with the Commercial Design Standards. Five additional

parking spaces are provided on the building's south side, 10 parking spaces have been removed on the building's east side, and 6 spaces are removed on the building's west side. Removal of parking spaces maintains safe pedestrian access to and from the site and provides customer and employee parking in visible locations.

The office and retail buildings on the development's southern portion meet Code for parking at 1 space for each 250 square feet for retail, 1 space for each 200 square feet for general office, and 1 space for each 150 square feet for medical/dental office. The total parking spaces required and provided is 186. The proposed change from two office uses to a childcare/pre-school use reduces the required parking spaces from 186 to 162 spaces. The development is now providing 172 parking spaces, which is 10 spaces more than required. Shared-parking is provided throughout the development.

Staff reviewed a parking analysis for the school to ensure compatibility and adequate parking with office and retail uses. Goddard Schools represents a need for 30 to 35 parking spaces for schools at full capacity with 140 children. It is required for all children to be signed-in and signed-out in person requiring parking spaces for drop-off and pick-up as well as employees. The parking analysis provided a good overview of the type of parking demand that a typical Goddard School generates. Staff is of the opinion the pre-school/daycare use provides adequate parking and does not affect parking needed for adjacent businesses.

Typical drop-off and pick-up times for the full-day program are 7 to 9:30 a.m. and 4 to 6 p.m. The part-time program's peak times are 7 to 9:30 a.m. and 12 to 1:30 p.m. Peak times when the highest number of parking spaces are needed for the school is between 8:30 a.m. and 3:30 p.m., where the maximum number of parking spaces needed is 27. Less than 18 parking spaces are needed before and after these times.

The property is fenced on the south, west, and east sides with a 6-foot high solid, masonry stucco wall with decorative columns at 7 feet in height. A 6-foot high wrought-iron fence with gate is provided on the site's northwest side. The wall's design matches the building's architecture, materials, and color.

Building foundation and perimeter landscaping is consistent with existing landscaping within the development. A 5-foot wide landscape area is provided on the playground's exterior adjacent to the rear drive aisle. A landscape buffer exists along the site's property lines adjacent to existing single-family residential. This landscaping was installed in the initial Phase One construction of the project.

The school building is one-story in height and designed to match adjacent office and retail buildings. Architectural forms, details, and materials present on the existing buildings are incorporated on the Goddard School building. Building materials include concrete roof tile, cultured stone veneer, EIFS, stucco, and c.m.u. The building incorporates arch elements, a pitched-roof tower entrance feature, arched metal shade canopies, cornice details, and decorative light fixtures to match the center's fixtures. The playground areas are shaded with steel-framed, fabric shade canopies.

Building-mounted signage will be installed in accordance with Sign Code requirements and consistent with existing signage in the larger development. The larger development is approved for pan channel lettering that is internally illuminated. Two signs are proposed, one on the north elevation and one on the west elevation.

DISCUSSION

Staff is of the opinion the proposed pre-school/childcare use is compatible with the existing and planned offices and retail shops. The site is designed as a part of the “village” concept for the office portion. The school has designed the building to match the development. The school meets required parking for its needs and parking for adjacent office and retail. Shared parking and differing hours of operation with the school and other businesses alleviate parking conflicts.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code including notice to all property owners, homeowners’ associations, and City Registered Neighborhood Organizations within a one-quarter mile (1,320-foot) radius of the site.

- A neighborhood meeting was held Monday, August 6, 2007. In addition to project representatives, two area residents attended. One resident who resides two streets south of the project conveyed concerns with noise and traffic from the school. The other resident had no concerns.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Absent: 2 (Gulsvig, Kelley)

Planning Commission recommended the addition of two conditions to address landscaping and site maintenance and pedestrian crossings. The conditions, numbers 4 and 5, are listed below.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the rezoning and Preliminary Development Plan approval subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled “The Goddard School, A new childcare center at Kyrene Crossings”, kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0041, except as modified by condition herein.

2. Compliance with original conditions adopted by the City Council as Ordinance No. 3306, in case DVR01-0017 Kyrene Crossings and Preliminary Development Plan approval in case PDP04-0027 Offices at Kyrene Crossings, except as modified herein.

3. 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.

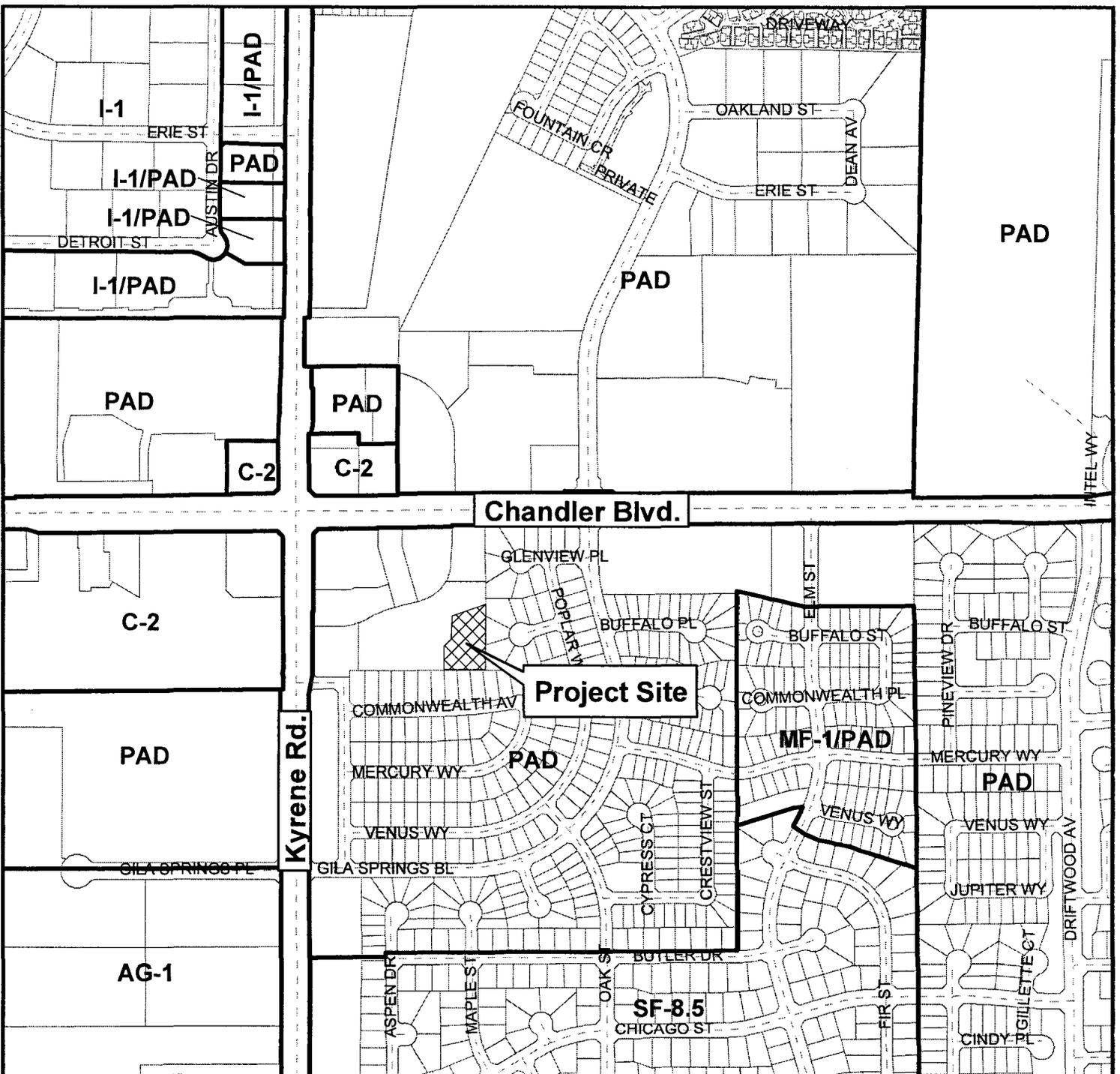
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting, and the site shall be maintained in a clean and orderly manner.
5. The applicant shall work with Staff to provide safe pedestrian crossings from the school to and from parking areas including pavement striping and signage.

PROPOSED MOTION

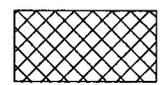
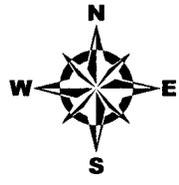
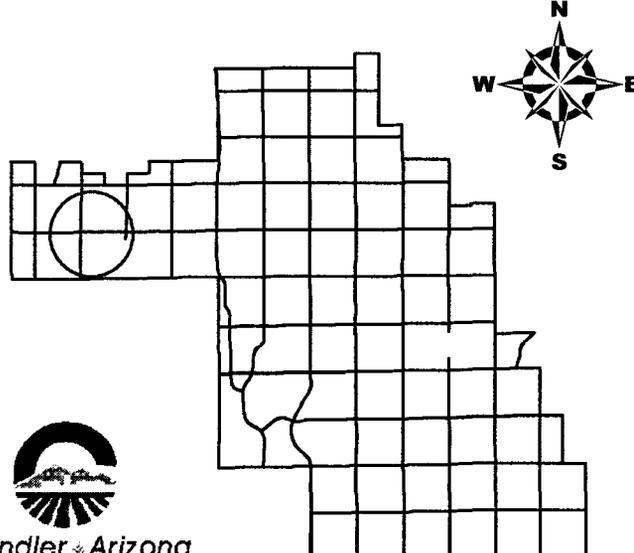
Move to introduce and tentatively adopt Ordinance No. 4042 approving DVR07-0041 THE GODDARD SCHOOL Rezoning from PAD to PAD with Preliminary Development Plan, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plans
4. Previously approved site plan
5. Landscape Plan
6. Floor Plan
7. Building Elevations
8. Approved elevations for Kyrene Crossings
9. PDP04-0027 conditions
10. Ordinance No. 3306 conditions
11. Photos
12. Development Booklet, Exhibit A
13. Ordinance No. 4042

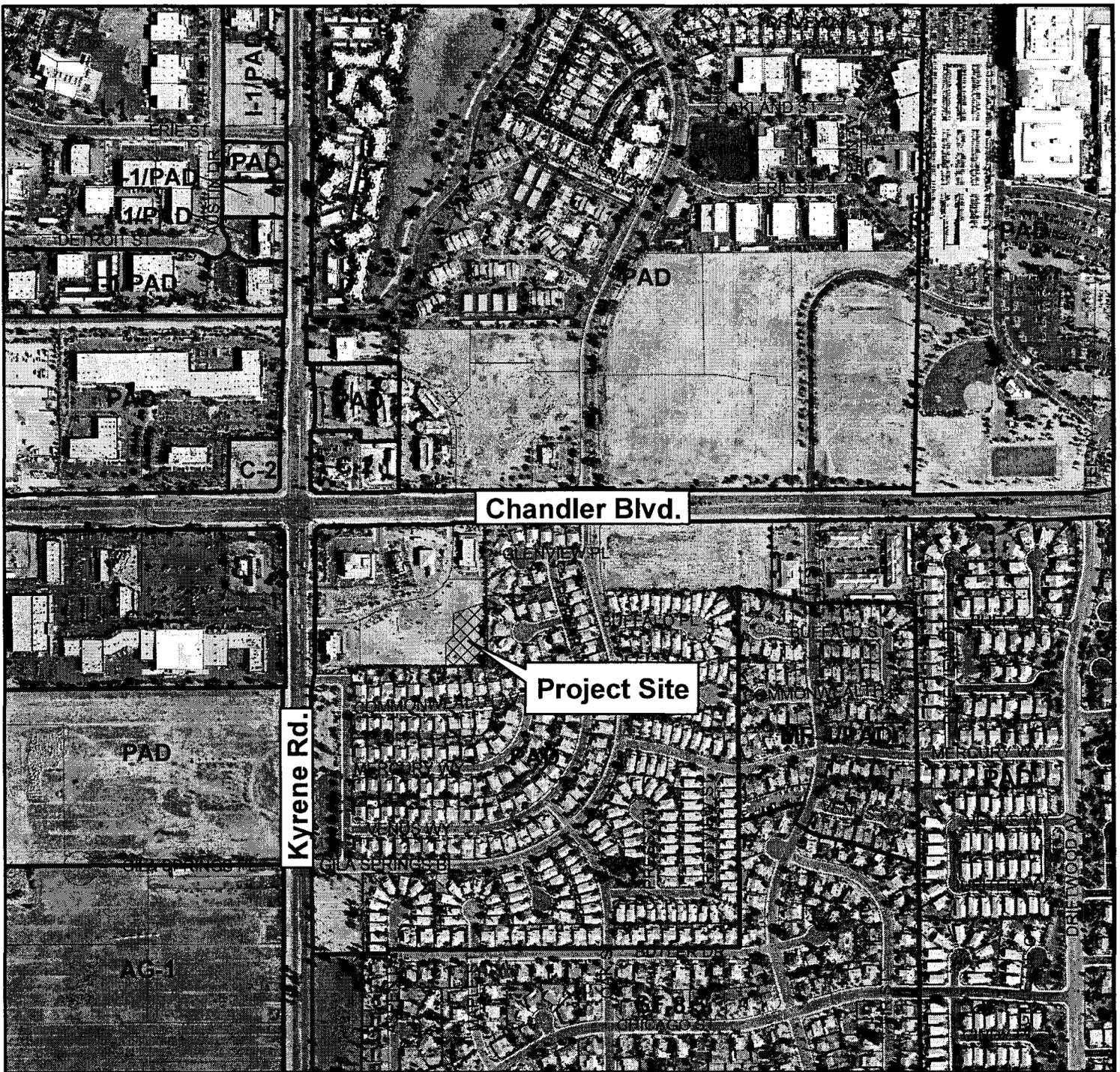


Vicinity Map



DVR07-0041

The Goddard School

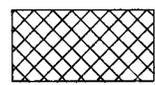
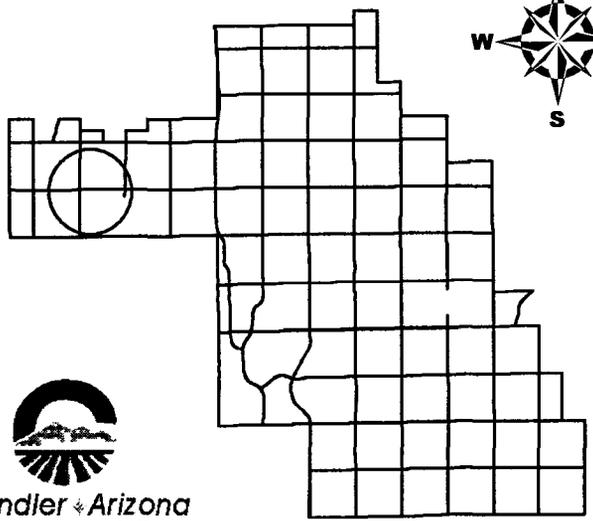


Chandler Blvd.

Kyrene Rd.

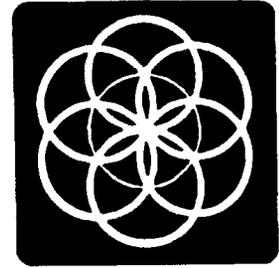
Project Site

Vicinity Map



DVR07-0041

The Goddard School



ORACLE
Architecture & Planning

January 7, 2008
Mr. Doug Ballard
Director of Planning
City of Chandler
Planning and Development Department

**RE: PDP and Proposed Amendment to the existing PAD to Allow Child Care Use
At Kyrene Crossings, within Lot 7**

Dear Mr. Ballard:

We are pleased to submit for approval our Preliminary Development Plan (PDP) design for a new Goddard School For Early Childhood Development facility to be located within Lot 7, a portion of Kyrene Crossings Subdivision at the south east corner of the intersection of Kyrene Road and Chandler Boulevard. We are also requesting to amend the Planned Area Development (PAD) for this 12.39 gross acre subdivision to allow a use not currently permitted within this Office-Retail Center.

We are specifically modifying the previously approved PDP Amendment approved in early 2005, which consisted of six office buildings and one commercial retail building within a single parcel of lot 7, using a "village" concept.

Our new Preliminary Development Plan proposal consists of eliminating two of the office buildings of 6,114 sq. ft. and 5,488 sq. ft. (buildings 'B' and 'C' respectively) and replacing them with an 8,000 sq. ft. pre-school child care center and 8,000 sq. ft. enclosed exterior playground.

We have continued the "village concept" of the original amendment and have continued the architectural building form concepts with matching stone, stucco, tile roofs and color palette.

In this submittal you will find the specific proposal for the amended development along with graphics which fully illustrate our concept. Should you require any additional information, please contact us.

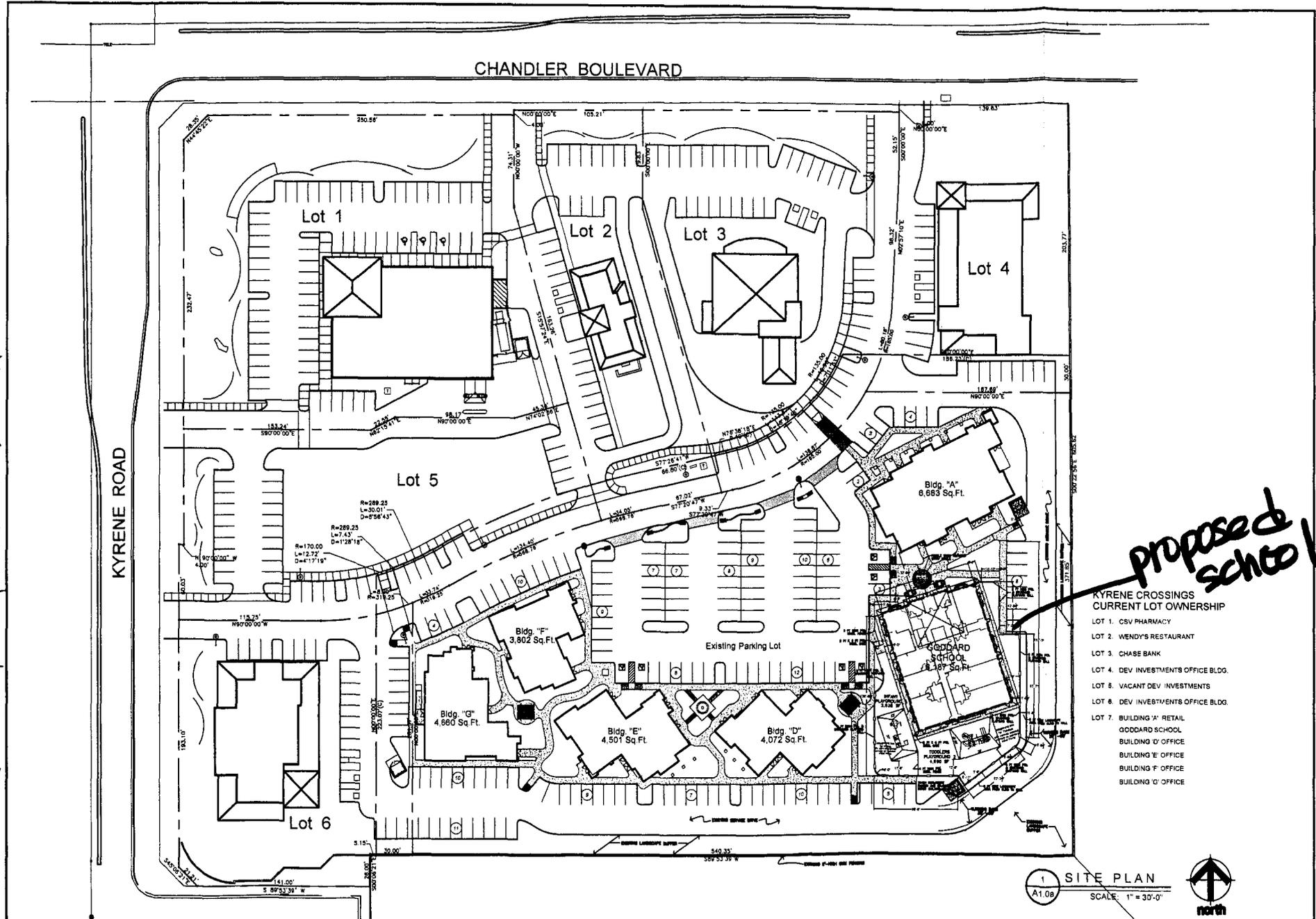
Sincerely,

Thom D. Bohlen, A.I.A., LEED, NCARB
Architect for Oracle Architecture and Planning, LTD.

14021 E. Becker Lane, Scottsdale, AZ 85259
Tel: 480 545 5136
Toll Free: 866 867 2253 (866 8-ORACLE)
Fax: 480 507 2603
Oracle@OracleArchitecture.com
www.OracleArchitecture.com

Narrative

Kyrene Crossings Development Site Plan



Proposed School

- KYRENE CROSSINGS
CURRENT LOT OWNERSHIP
- LOT 1. CSV PHARMACY
 - LOT 2. WENDY'S RESTAURANT
 - LOT 3. CHASE BANK
 - LOT 4. DEV INVESTMENTS OFFICE BLDG.
 - LOT 5. VACANT DEV INVESTMENTS
 - LOT 6. DEV INVESTMENTS OFFICE BLDG.
 - LOT 7. BUILDING 'A' RETAIL
GODDARD SCHOOL
BUILDING 'D' OFFICE
BUILDING 'E' OFFICE
BUILDING 'F' OFFICE
BUILDING 'G' OFFICE

1 SITE PLAN
A1.0a SCALE: 1" = 30'-0"



REVISIONS	BY

PROJECT OF RECORD'S REAL

SITE PLAN



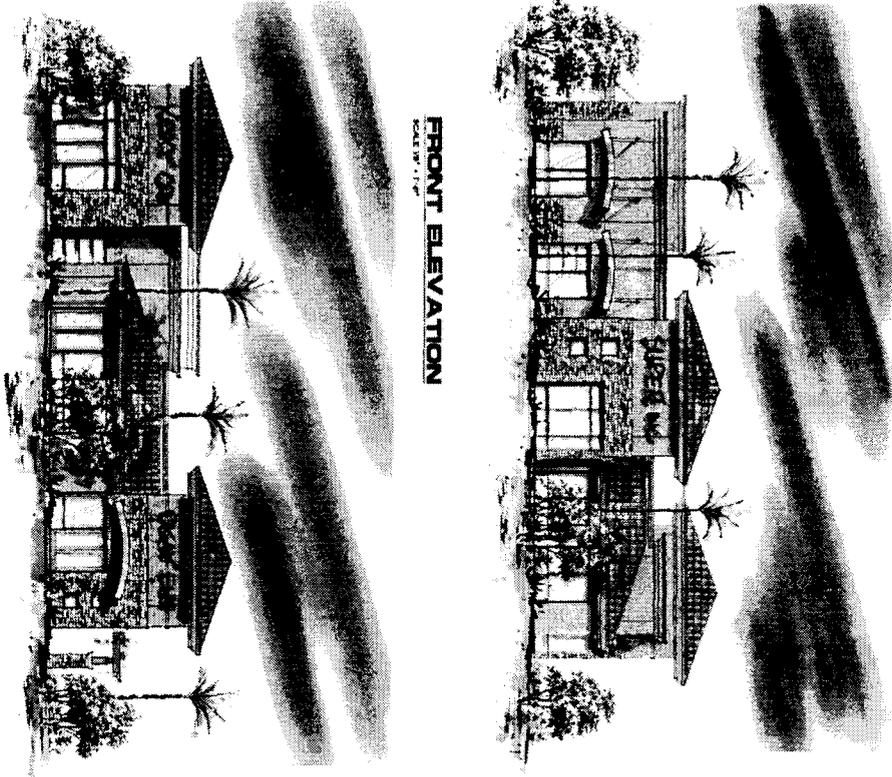
THE GODDARD SCHOOL
5935 W. CHANDLER BLVD. BUILDING 'B' - CHANDLER, AZ 85226

DESIGN BY

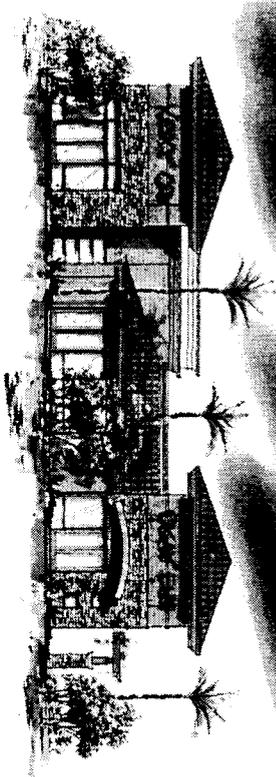
ORACLE
ARCHITECTURE
AND PLANNING
Thom Bohlen AIA
1000 EAST WASHINGTON
SUITE 200 PHOENIX AZ 85001
TEL: 602-997-2100

Date: 01/08/08
Scale: 1" = 30'-0"
Drawn: JEP
GODDARD SCHOOL, CHANDLER
A1.0a

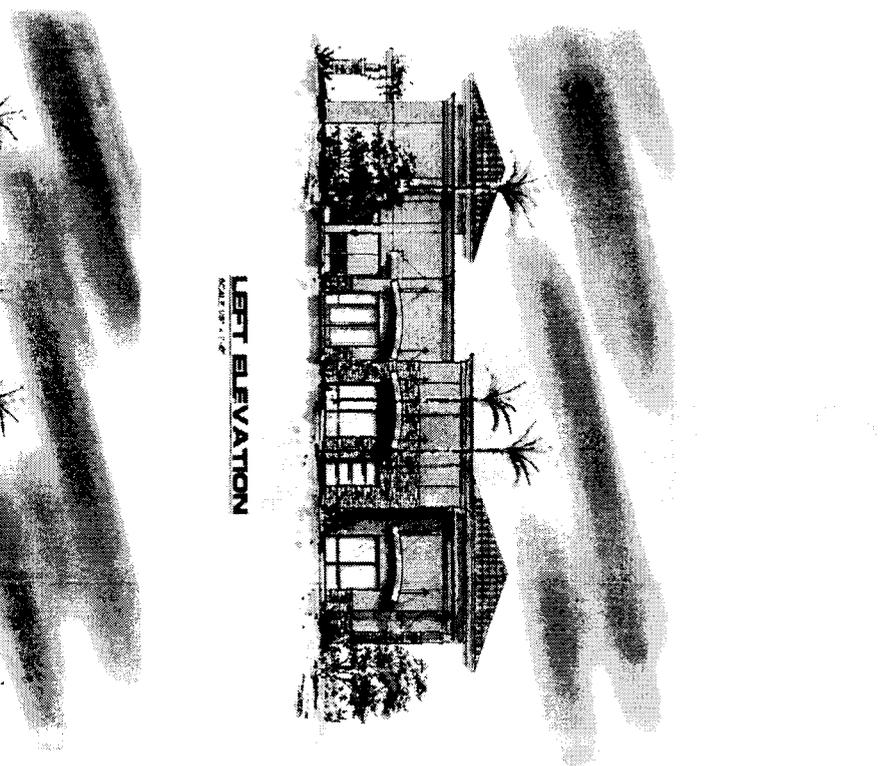
Approved Office Elevations



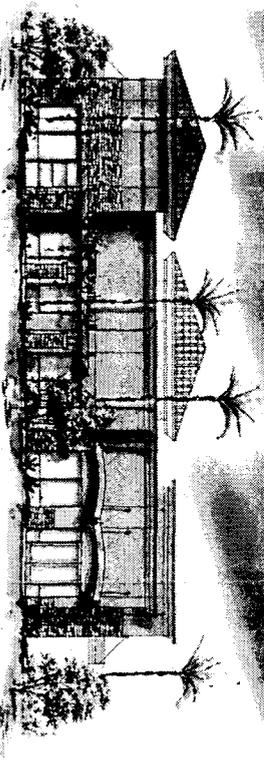
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS BUILDING 'D'

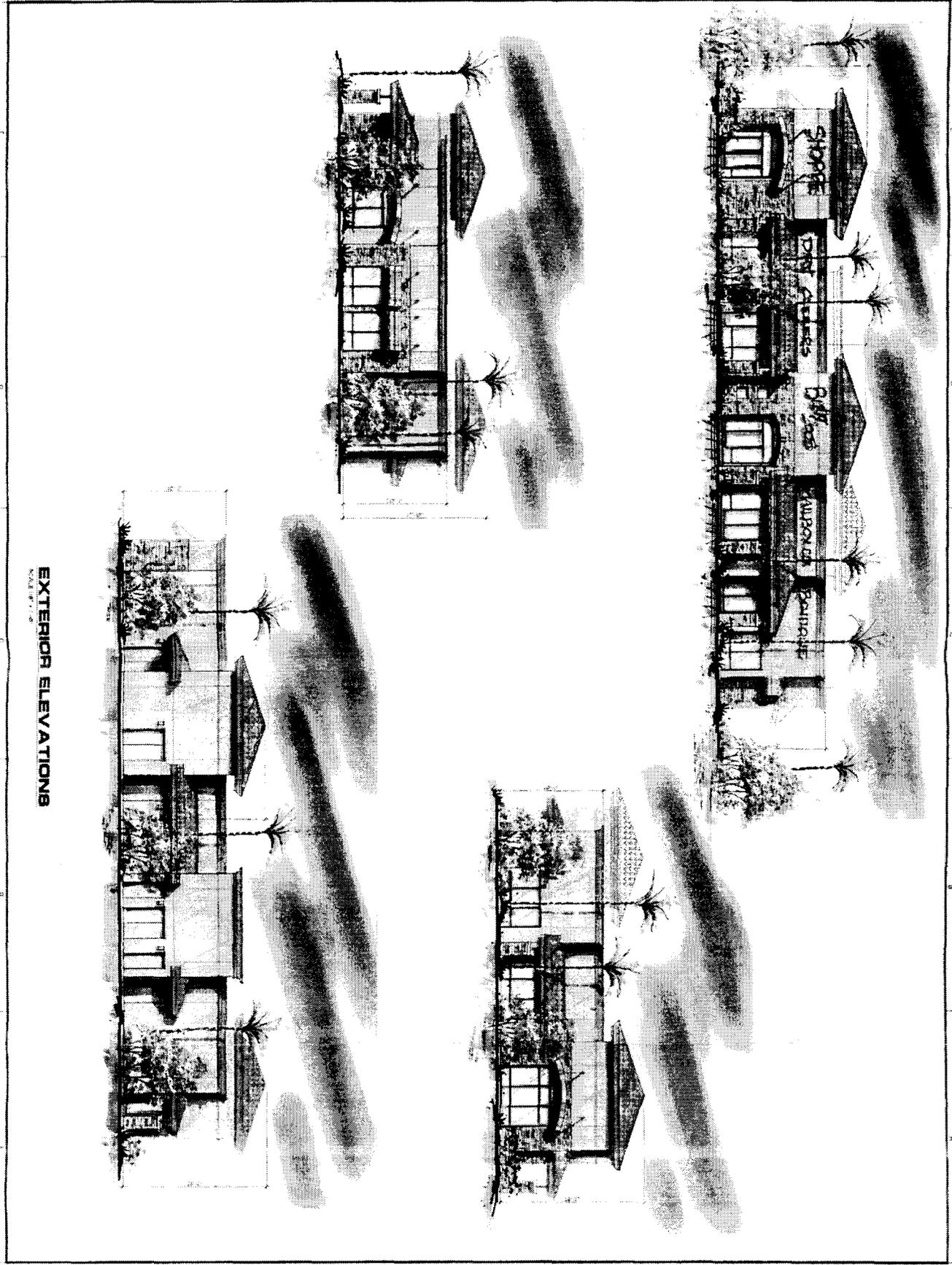
OFFICES AT KYRENE CROSSINGS
5955 W. CHANDLER BLVD.
CHANDLER, AZ 85226

LambArchitects
TOM K. 8TH AVENUE
SCOTTSDALE, ARIZONA 85261
P: 480.744.0242 F: 480.944.9000

PRELIMINARY
NOT FOR
CONSTRUCTION

D

Approved Retail Elevations



EXTERIOR ELEVATIONS

<p>A</p> <p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT: _____</p> <p>NO. _____</p>	<p>EXTERIOR ELEVATIONS BUILDING 'A'</p>	<p>OFFICES AT KYRENE CROSSINGS 5955 W. CHANDLER BLVD. CHANDLER, AZ 85226</p>	<p>LambArchitects</p> <p>1000 N. 5th Avenue Scottsdale, Arizona 85257 P: 480.344.1122 F: 480.344.1125</p>	<p>_____</p>
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Chandler + Arizona
Where Values Make The Difference

APPLICANT:

GERALD GAGNEPAIN, ARCHITECT
LAMB ARCHITECTS
7038 E. 5TH AVE.
SCOTTSDALE, AZ 85251

**NOTICE OF
COUNCIL ACTION
CITY OF CHANDLER,
ARIZONA**

CASE: PDP04-0027 OFFICES AT KYRENE CROSSINGS

MEETING DATE: THURSDAY, MARCH 10, 2005

APPROVAL:	<input checked="" type="checkbox"/>	REZONING:	<input type="checkbox"/>
DENIAL:	<input type="checkbox"/>	VARIANCE:	<input type="checkbox"/>
WITHDRAWAL:	<input type="checkbox"/>	USE PERMIT:	<input type="checkbox"/>
CONTINUED:	<input type="checkbox"/>	SUBDIVISION:	<input type="checkbox"/>
PRELIMINARY DEVELOPMENT PLAN AMENDMENT	<input checked="" type="checkbox"/>	PRELIMINARY PLAT	<input type="checkbox"/>

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Office and Retail at Kyrene Crossings" kept on file in the City of Chandler Current Planning Division, in file number PDP04-0027, except as modified by condition herein.
2. Compliance with original stipulations adopted by the City Council as Ordinance No. 3306, in case DVR01-0017 Kyrene Crossings, except as modified by conditions herein.
3. The perimeter walkway along the planned buildings' north side shall be constructed during the first construction phase.
4. The individual site amenity features shall be constructed upon completion of the adjacent buildings around a given feature.

5. The applicant shall work with Staff to provide specialty building light fixtures to match the adjacent Bank One building.

6. Safe pedestrian access and sidewalks shall be provided to the site from Chandler Boulevard and Kyrene Road.

ORDINANCE NO. 3306

OFFICIAL FILE COPY
CITY OF CHANDLER
CITY CLERK

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD AMENDED (DVR01-0017 KYRENE CROSSINGS) 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:

Northwest Quarter of Section 34, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Northwest quarter of said Northwest quarter of Section 34; Thence N89°37'04" E along the North line of said Northwest quarter of Section 34, a distance of 799.28 feet; Thence S00°22'56" E, perpendicular to the said North line, a distance 670.62 feet; Thence S89°53'39"W along a line that is perpendicular to the West line of said Northwest quarter of Section 34, a distance of 575.51 feet; Thence S00°06'21" E, parallel to the said West line, a distance of 26.00 feet; Thence S89°53'39" W, perpendicular to said West line, a distance of 152.00 feet; Thence N45°06'21"W, 28.28 feet; Thence S89°53'39"W, perpendicular to the said West line, a distance of 55.00 feet to a point on said West line of the Northwest quarter of Section 34; Thence N00°06'21"W along the said West line, a distance of 672.76 feet to the point of beginning.

Except any portion lying within Chandler Boulevard and Kyrene Road, as dedicated on plat of Sorrento, in Book 342 of Maps, Page 43, records of Maricopa County, Arizona.

Said parcel is hereby rezoned from PAD to PAD Amended, subject to the following conditions:

DVR01-0017

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Kyrene Crossings" kept on file in the City of Chandler Planning Services Division, in File No. DVR01-0017, except as modified by condition herein.
2. Right-of-way dedications to achieve full half widths for Kyrene Road and Chandler Boulevard, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Undergrounding, if applicable, of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.
4. 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.
5. 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.
6. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
7. 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.
8. Due to the impact of the development, a development agreement in the form approved by the City as required to provide necessary public infrastructure.
9. Architectural treatment of columns at fuel pump canopy shall reflect the same column treatment of the main buildings, that feature wide stucco columns with horizontal reveal banding. Any signage lettering or corporate striping shall be prohibited on the fuel pump canopy, with the exception of a single logo wherein such logo will be limited within the confines of the canopy fascia as presented, without projecting above or beyond the fascia.
10. Architectural treatment for Building "1" shall match the other buildings, including the use of materials such as roof tile, green glass windows, stucco treatments and color.
11. All common area landscaping shall be owned and maintained by a Property Owners Association.
12. There shall be no fast food/drive-through uses allowed, other than Building "2" as represented on the site plan.

DVR01-0017

13. The first phase of construction shall include all off-site improvements, perimeter and frontage landscaping and Village Drive, and either a building of no less than 12,000 s.f. or at least one of buildings "B," "C," "D," or "E" with any building less than 12,000 s.f.
14. The applicant agrees to remove access to Commonwealth Avenue to the subject site. The existing curb cut shall be removed and replaced with a sidewalk and a masonry screen wall and landscaping will be installed along Commonwealth Avenue per exhibit X.
15. The PAD zoning will allow for either a pharmacy drug store or a gasoline service station as shown on the Crossroads Village PDP (PL99-125) as approved by City Council on March 23, 2000.
16. Construction shall commence above foundation walls within two (2) 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.
17. Hours of delivery/trash pick up shall be prohibited between 11:00 pm and 6:00 am.
18. There shall be no illuminated signs facing south or east adjacent to the residential neighborhood facing south or east.
19. Electrical service entrance section (SES) shall be located inside the building.
20. Any roof access ladders shall be located inside the building.
21. All roof drainage shall be interior roof drains.
22. 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.
23. All transformer boxes, meter panels and electric equipment, back-flow valves and any other utility equipment shall be painted to match the building color.
24. 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).
25. An additional 6' of right-of-way shall be provided along Kyrene Road to allow for the City's construction of a deceleration lane at Village Drive; provided however, the 6' of additional right-of-way will reduce the setback by 6' and thus the building setback for Building "F" may remain the same as represented on the sited plan.

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

DVB01-0017

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 13th day of September 2001

ATTEST:


Carolynn Dunn
CITY CLERK

Greg L. Murray
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 27th day of September 2001

ATTEST:


Carolynn Dunn
CITY CLERK

Greg L. Murray
MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3306 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 27th day of September 2001, and that a quorum was present thereat.

Carolynn Dunn
CITY CLERK

APPROVED AS TO FORM:

Dennis M. O'Neill
CITY ATTORNEY

PUBLISHED:

10/3/01

10/10/01



The Goddard School parcel in fenced area. New office building to the west under construction.



DVR07-0041 The Goddard School - photos of existing development



North end of the school site and rear of existing retail building



Existing retail/office building along Kyrene Road (top) and retail building off of Chandler Blvd (bottom)



DVR07-0041 The Goddard School - photos of existing development



Wendy's fast-food restaurant (top) and Chase bank (bottom)



DVR07-0041 The Goddard School - photos of existing development

ORDINANCE NO. 4042

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR07-0041 THE GODDARD SCHOOL) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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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 "The Goddard School, A new childcare center at Kyrene Crossings", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0041, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3306, in case DVR01-0017 Kyrene Crossings and Preliminary Development Plan approval in case PDP04-0027 Offices at Kyrene Crossings, except as modified herein.

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 0000 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY BAB

PUBLISHED:

BUILDING B

A BUILDING ENVELOPE BOUNDARY FOR A CONDO PLAT TIE-IN LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34 MARKED BY A 1-INCH PIPE IN A HANDHOLE; THENCE SOUTH 00 DEGREES 06 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 677.76;

THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST, A DISTANCE OF 71.00 FEET;

THENCE SOUTH 45 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST, A DISTANCE OF 141.00 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 21 SECONDS WEST, A DISTANCE OF 26.00 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST, A DISTANCE OF 35.15 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONTAINING SAID BUILDING ENVELOPE;

THENCE CONTINUING NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST ALONG THE SOUTH PROPERTY LINE OF SAID PROPERTY, A DISTANCE OF 540.35 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONTAINING SAID BUILDING ENVELOPE;

THENCE NORTH 00 DEGREES 22 MINUTES 56 SECONDS WEST ALONG THE EAST PROPERTY LINE OF SAID PROPERTY, A DISTANCE OF 131.52 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 04 SECONDS WEST, A DISTANCE OF 60.06 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE FOLLOWING COURSES:

SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 79.50 FEET;

NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 91.00;

SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 79.50 FEET;

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 91.00 FEET TO THE POINT OF BEGINNING.

BUILDING C

A BUILDING ENVELOPE BOUNDARY FOR A CONDO PLAT TIE-IN LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34 MARKED BY A 1-INCH PIPE IN A HANDHOLE; THENCE SOUTH 00 DEGREES 06 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 677.76;

THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST, A DISTANCE OF 71.00 FEET;

THENCE SOUTH 45 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST, A DISTANCE OF 141.00 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 21 SECONDS WEST, A DISTANCE OF 26.00 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST, A DISTANCE OF 35.15 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONTAINING SAID BUILDING ENVELOPE;

THENCE CONTINUING NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST ALONG THE SOUTH PROPERTY LINE OF SAID PROPERTY, A DISTANCE OF 476.32 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 21 SECONDS, A DISTANCE OF 50.73 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE FOLLOWING COURSES:

SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 106.00 FEET;

NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 43.81 FEET;

NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 28.55 FEET;

SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 85.81 FEET;

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING.

