

#9

MAR 27 2008



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning & Development - CC Memo No. 08-062**

**DATE:** MARCH 21, 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:** ERIK SWANSON, CITY PLANNER 

**SUBJECT:** DVR07-0048 RYAN COMMERCE CENTER  
Introduction and Tentative Adoption of Ordinance No. 4050

**Request:** Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) along with Preliminary Development Plan (PDP) approval for an office/industrial/warehouse development on approximately 10 acres

**Location:** Southwest corner of Ryan Road and the future Emmett Drive  
North and east of the northeast corner of Cooper and Queen Creek Roads

**Applicant:** Brennan Ray, Burch and Cracchiolo

**RECOMMENDATION**

Planning Commission and Staff, upon finding consistency with the General Plan, and Chandler Airpark Area Plan, recommend approval with conditions.

**BACKGROUND**

The request is for rezoning from Agricultural (AG-1) to Planned Area Development (PAD) along with Preliminary Development Plan (PDP) approval for an office/industrial/warehouse development on approximately 10 acres. The subject site is located at the southwest corner of Ryan Road and the future Emmett Drive. Directly north is vacant land planned for the aerospace technology industry. West, and south of the subject site is vacant land planned for

commercial/office/business park. Northeast is the Cardinal Health facility. Emmett Drive abuts the property's east side with an industrial business park east of Emmett Drive.

The subject site falls within the 9 square-mile Chandler Airpark Area Plan. The Area Plan designates the subject site as Commercial/Office/Business Park permitting campus-like employment developments consisting of business park office and light industrial uses including retail commercial services. The request is consistent with the Airpark Area Plan.

The site is serviced by four drives: two along Ryan Road and two along Emmett Drive. A roundabout is designated for the intersection allowing the landscaping at the intersection corner to highlight the development. Along the frontages substantial landscaping is provided, along with a low screen wall.

The request is for three commercial/office/warehouse buildings designed in a horizontal manner. The northern most building (Building A) proposes a ratio of 40 percent office and 60 percent warehouse. The center building (Building B) proposes a ratio of 25 percent office and 75 percent warehouse. The southern building (Building C) proposes a ratio of 18 percent office and 82 percent warehouse. Overall, parking allows for 30 percent office and 70 percent warehousing for the development. The commercial use of the development will allow for ancillary commercial uses such as a copy or postal shop. General commercial and retail users will not be allowed. Minor ancillary retail will be allowed in association with the warehouse/showroom type users.

The buildings are constructed of concrete tilt panels and will provide varying parapet heights, highlighting major entry points into the building. Various colors, accent beams, stack panels, and glass provide visual variety. In addition, a twelve-foot step is provided along the building frontages to provide shadowing and further building interest. Five pedestrian seating areas are provided throughout the site that includes benches, accent landscaping, and shading provided by Mesquite trees.

An approximate 5'-10" by 17'-8" foot curved monument sign is provided at the intersection corner. The monument sign will only provide center identification and developer identification. A smaller 4'-8" tall and 11' wide monument sign will be located at the southern entrance along Emmett Drive. The monument sign will not provide any tenant panels. The monument signs will have a sandblasted concrete finish with textured concrete side stepping wings. The background will be polished black granite tiles with brushed aluminum lettering. Details for building mounted signage is not provided, and will be required to meet current Sign Code requirements

### **DISCUSSION**

Staff supports the request finding the proposed business park to represent a high-quality addition to the Chandler Airpark area. Furthermore, the projects 'flex' nature will allow continuous flexibility to respond to market demands.

Anticipated time of construction is fall of 2008.

### **AIRPORT RECOMMENDATION**

The Airport Commission reviewed the zoning request in accordance with the Airport Conflicts Evaluation Process. The Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission found that no airport conflicts exist with this application.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the Use Permit request was advertised in the newspaper.
- An orange 4' x 8' public hearing sign was posted on the property.
- A neighborhood meeting was held on Wednesday, February 20, 2008 at the Airport Conference Room. No neighbors were in attendance.
- The Airport Commission held a hearing on March 12, 2008. No conflicts with the airport were found.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 6    Opposed: 0    Absent: 1 (Creedon)

### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, and Chandler Airpark Area Plan, recommend approval of DVR07-0048 RYAN COMMERCE CENTER, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit 'H', Development Booklet, entitled "RYAN COMMERCE CENTER" kept on file in the City of Chandler Current Planning Division, in file number DVR07-0048, except as modified by condition herein.
2. Right-of-way dedications to achieve full half widths, 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 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

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 RYAN COMMERCE CENTER development shall use treated effluent to maintain open space, common areas, and landscape tracts.

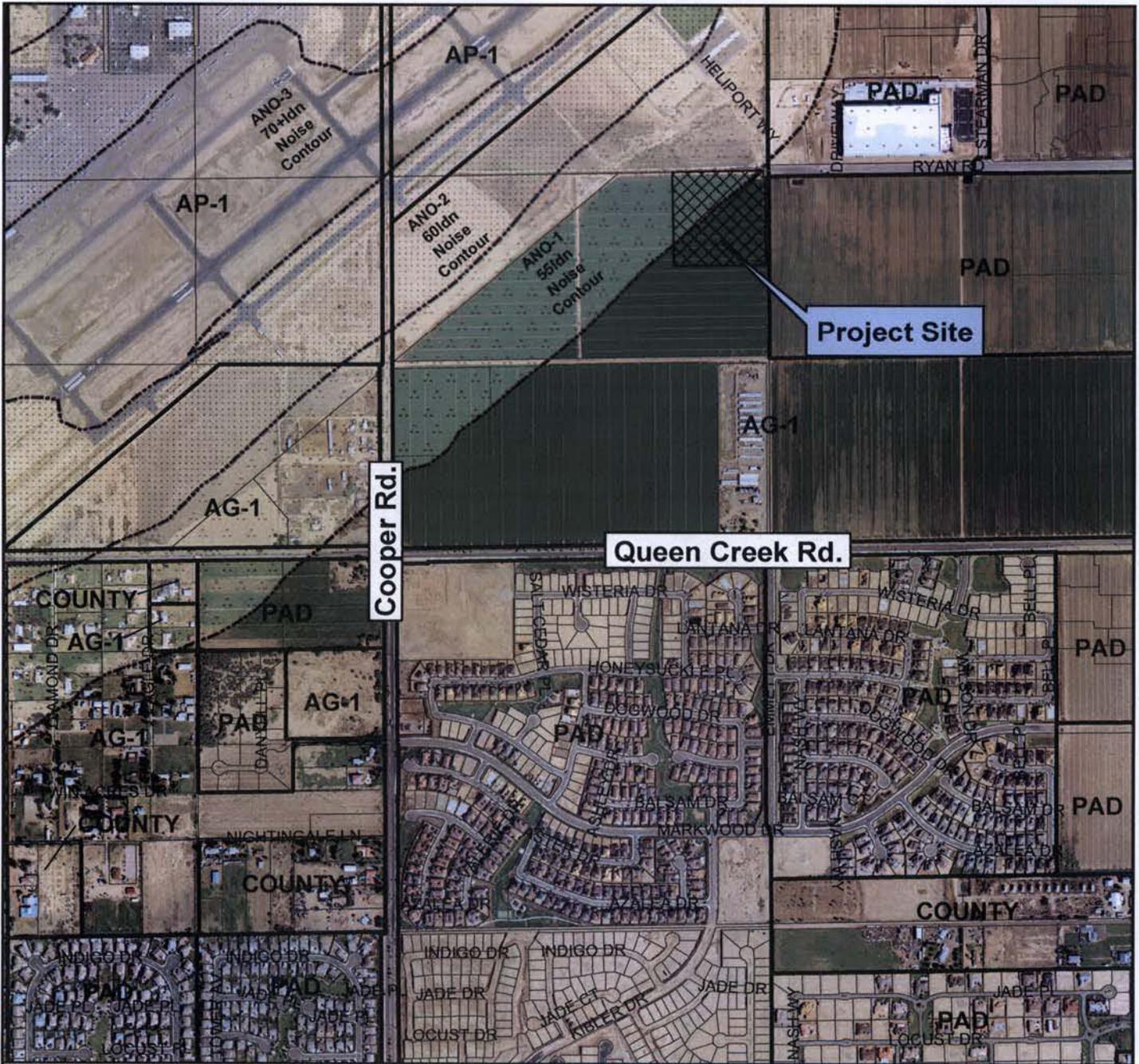
10. All raceway signage shall be prohibited within the development.
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
12. The trees along Ryan Road and Emmett Drive shall meet the Commercial Design Standards.
13. The applicant shall work with Staff to provide decorative paving treatments at all site entrances.
14. The applicant shall work with Staff to provide additional architectural relief along the east and west elevations, and along the building frontages.
15. The applicant shall work with Staff to incorporate architectural elements and materials found on the buildings into the design of the monument signs.
16. The applicant shall work with Staff to provide ample shading at all pedestrian seating areas.
17. The applicant shall work with Staff to provide additional trash enclosures.

**PROPOSED MOTION**

Move to introduce and tentatively adopt Ordinance No. 4050 approving DVR07-0048 RYAN COMMERCE CENTER, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Chandler Airpark Area Plan
3. Applicant Narrative
4. Site Plan
5. Building Elevations
6. Signage Details
7. Ordinance No. 4050
8. Development Booklet, Exhibit 'H'

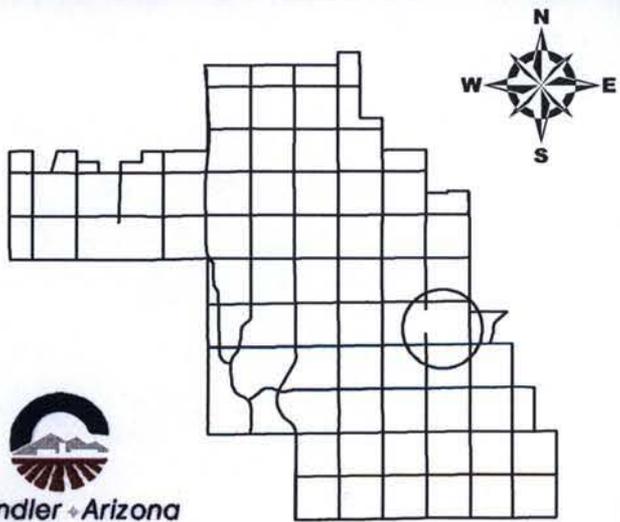


**Project Site**

**Queen Creek Rd.**

**Cooper Rd.**

**Vicinity Map**

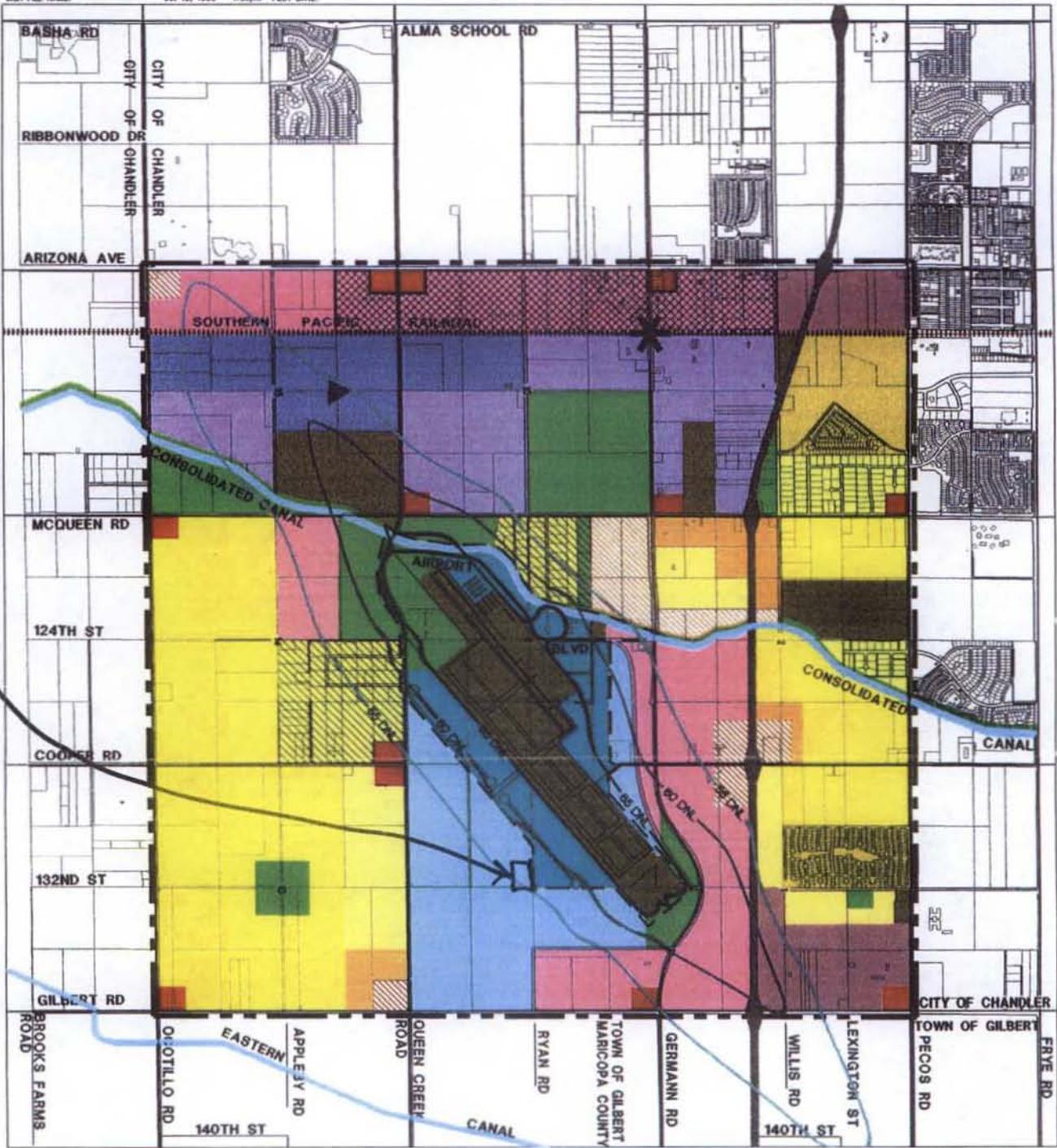


**DVR07-0048**

**Ryan Commerce Center**



SUBJECT SITE



**CHANDLER AIRPARK Area Plan**

**FINAL LAND USE PLAN**

[Yellow]	RI (0-15 DLU PER ACRE) 300 ACRES
[Light Yellow]	LDR (16-45 DLU PER ACRE) 1000 ACRES
[Light Green]	LDRN (16-45 DLU PER ACRE) 500 ACRES
[Light Blue]	LDRN (16-45 DLU PER ACRE) 200 ACRES
[Light Purple]	HCM (12-18 DLU PER ACRE) 50 ACRES
[Light Orange]	HCM (12-18 DLU PER ACRE) 50 ACRES
[Light Red]	INDUSTRY/FOOD COMMERCIAL 10 ACRES
[Red]	COMMUNITY COMMERCIAL 75 ACRES
[Dark Red]	REGIONAL COMMERCIAL 200 ACRES
[Orange]	SPECIAL USE COMMERCIAL 50 ACRES
[Yellow-Orange]	COMMERCIAL/OFFICE/BUSINESS PARK 44 ACRES
[Light Blue-Gray]	LOFT INDUSTRIAL 80 ACRES
[Blue-Gray]	INDUSTRIAL 250 ACRES
[Blue]	COMMERCIAL/OFFICE/BUSINESS PARK (TYPICAL ACCESS) 440 ACRES
[Light Blue]	OFFICE INDUSTRY (FPO) 257 ACRES
[Light Green]	PUBLIC/SEM-PUBLIC FACILITIES 470 ACRES
[Green]	PARKS AND OPEN SPACE 500 ACRES
[Dark Green]	TRANSITIONAL OVERLAY ZONE (TO ANY COMMERCIAL USE) 200 ACRES
[Hatched]	TRANSITIONAL OVERLAY ZONE (TO ANY COMMERCIAL USE) 250 ACRES
[Cross-hatched]	POTENTIAL FUTURE TRANSIT PALYARD
[Star]	POTENTIAL FUTURE TRANSIT CENTER
[Triangle]	LOOP 202 SANTAN PERRYWAY TENTATIVE ALIGNMENT
[Circle]	NOISE CONTOUR 55
[Square]	NOISE CONTOUR 60
[Diamond]	NOISE CONTOUR 65
[Hexagon]	NOISE CONTOUR 70
[Octagon]	NOISE CONTOUR 75
[Star]	NOISE CONTOUR 80 OR GREATER
[Dashed]	AIRPORT BOUNDARY
[Dotted]	STUDY AREA BOUNDARY AND AIRPORT OVERLAY DISTRICT

NOTES: DNL IS THE AVERAGE CONTINUOUS NOISE LEVEL FROM 2000 LEVELS A1. SOURCE: BRW 1998

**GRAPHIC SCALE**

1" = 2000 FT.

**BRW**

This map is only one portion of the complete and final Chandler Airpark Area Plan produced by BRW and adopted by the Chandler City Council on November 5, 1998. This map is not exclusive information regarding Chandler's Airpark Area Plan and should not be viewed as such. The complete Chandler Airpark Area Plan document contains detailed information and descriptions of each land use category as well as more information about the land use, transportation, infrastructure and economic development elements planned for this area.

## **Ryan Commerce Center**

### *Project Narrative*

March 1, 2008

### **Project Narrative for Planned Area Development (PAD) and Preliminary Development Plan (PDP) Submittal**

Jurisdiction: City of Chandler, Arizona  
Project: Ryan Commerce Center  
APN: 303-31-001Q  
City Number: DVR07-0047  
Location: South Side of East Ryan Road/West Side of Emmett Road  
Chandler, AZ

### **DEVELOPER INTRODUCTION**

Harsch Investment Properties (Harsch) is a dynamic, expanding real estate investment company, which owns and operates more than 100 properties in five western states: Oregon, Washington, California, Nevada, and Arizona. The portfolio consists of 17 million square feet of office, multi-tenant industrial, and retail commercial properties, and over 1,500 multi-family housing units.

Headquartered in Portland, Oregon, Harold J. Schnitzer founded the company over 50 years ago when he first converted an old warehouse into an office building. His son, Jordan, joined the firm in the mid-1970s, and over the next 25 years together they expanded and diversified Harsch's holdings, geographically and by product mix, into the current entity known as Harsch Investment Properties.

Arlene Schnitzer worked with her husband Harold in the family real estate business, as well as established the Fountain Gallery of Art, which helped form the basis for the company's philanthropic interest in supporting the arts, culture, and social services in all the communities in which it operates.

Today, Jordan Schnitzer serves as President of the company, directing its future based on their time-tested real estate investment strategy — to acquire and develop a diversified portfolio of well-located properties for long-term ownership in the Western United States.

An investor by tradition, the company seeks to acquire or develop properties in which it can realize added value through timing, additional investment, re-positioning and sound management practices. A team of over 300 experienced industry professionals help develop and manage the portfolio to achieve this vision.

Harsch currently owns five properties in Chandler totaling approximately 130 acres. Those five properties are identified on the Map of Harsch Properties (see Tab 1).

### **APPLICANT INTRODUCTION**

VLMK Consulting Engineers, Inc. (VLMK) is submitting this application on behalf of Harsch Investments properties for approval of Planned Area Development zoning for a 10 acre parcel and Preliminary Development Plan (PDP) approval for a project located at the southwest corner of East Ryan Road and Emmett Drive.

VLMK offers an array of consulting services that includes structural and civil engineering, planning, studies/evaluations and project entitlement. These services are provided to a variety of clients, including architects, contractors, owners, developers, and private parties. Services vary depending on the needs of a particular client and range from providing structural consulting, to a full complement of services. In addition to our in-house engineering and planning expertise, on prime consulting projects our firm often retains and coordinates other consultants, including mechanical, electrical and fire protection engineers, architects, landscape architects and other specialists as needed.

As Consulting Engineers and "licensed professionals" we have a responsibility to our clients and the public to provide safe, economical, practical and functional consultation and design consistent with the project requirements and client's needs. In an effort to meet the highest professional standards and provide the best possible service to our clients, projects are managed by a Principal or licensed engineer/project manager who is involved throughout the planning, permitting, final design and construction administration phases. This ensures that projects are handled in a consistent and seamless manner.

### **OVERVIEW**

Harsch is proposing to develop the site with light industrial flex warehouse buildings that each have the potential to include from one up to a possible twelve tenants. Each tenant has been designed to accommodate approximately 30% office and 70% light industrial warehouse with the possibility of accessory showroom/display space. The anticipated schedule is to start construction in the spring of 2008. Retail occupancy is not currently planned for this site.

## **SITE CONDITIONS**

This 10 acre site is currently zoned AG-1 (Agricultural District) and is an open field with no structures (see aerial at Tab 2). It is located south of Chandler Municipal Airport on the south side of East Ryan Road. It is bordered on the west by a vacant AG-1 parcel, on the east by Emmett Drive (with a PAD parcel on the east side of the street) and on the south by a vacant AG-1 parcel.

## **ZONING INTENT**

The purposes of this application are to obtain the following approvals:

- 1) PAD zoning to allow for the uses proposed and described in this Development Booklet.
- 2) PDP approval for this project as proposed and described in this Development Booklet.

## **GENERAL PLAN COMPLIANCE**

The current site is zoned AG-1 (see City of Chandler Zoning Map at Tab 3). We are requesting to rezone the parcel to PAD.

This rezoning request complies with the Airpark Area as shown on the Chandler Land Use Map (see General Plan map at Tab 4)). This request is also in compliance with the Chandler Airpark Area Plan (see Tab 5), which designates the site Commercial/Office/Business Park.

## **PRELIMINARY DEVELOPMENT PLAN**

This application includes a request for Preliminary Development Plan (PDP) approval for the 10 acre site (see Tab 8 – Rendering of Project and Tab 6 – Preliminary Site Plan).

This development will comply with the City of Chandler's desire for upscale architectural projects that compliment their surroundings with clean, distinct architectural features, landscape berms, masonry screen walls and enhanced landscaping (see Tab 7– Preliminary Landscape Plan; Tabs 11-16 – Elevations and Floor Plans; and Tab 9 – photos of the Riverside Commerce Center, an architecturally similar development to the Ryan Commerce Center).

The proposed site includes pedestrian seating areas and pedestrian sidewalks and access ways to encourage connection between the buildings and the public street (see Tab 17 – Rendering of Pedestrian Seating Area). The intent is to create a development that is appealing to both the public from the street and also for the employees working in the buildings.

The project meets or exceeds the City of Chandler's requirements for parking and building setbacks as well as screening of the parking along Ryan Road and Emmett Drive with stepped CMU walls and landscape berms.

### **ARCHITECTURAL STANDARDS**

The proposed structures will be constructed with tilt-up concrete walls, combination steel/wood roof structure, industrial concrete floor slab on grade and a membrane roofing system. The industrial buildings will include features to accommodate truck access including grade and dock high access doors. Accommodations for office build out will also be provided including storefront window and door systems with aluminum framing and tinted glazing. In general, the facilities will be designed to accommodate light industrial warehousing/office type use.

The buildings include several reveals, steps in the parapets, steps in the façade of the building at each entry, a paint scheme with 4 different colors that compliment the surrounding area (beige/burgundy) and different textures (smooth paint and heavy textured paint) (see Tab 10 – Photo of Color Board).

The main focal point of the site will be the curved monument sign with enhanced landscaping (see Tabs 18-20 pertaining to monument signage and building signage) located near the intersection of Ryan Road and Emmett Drive.

All HVAC systems for the project will be mounted on the roofs of the buildings. Screening for the HVAC systems will be provided by extending the parapets of the exterior concrete tilt-up walls a minimum of 4'-0" above the roofs (See sections through the buildings at Tabs 11-13).

### **VEHICLE ACCESS**

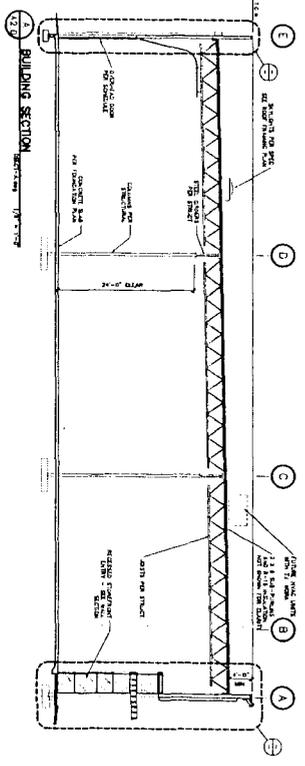
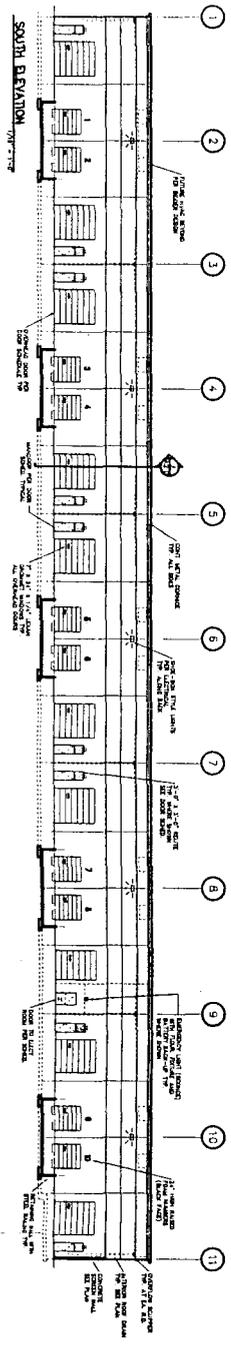
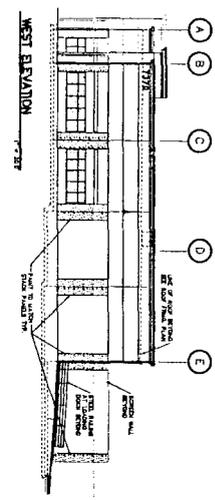
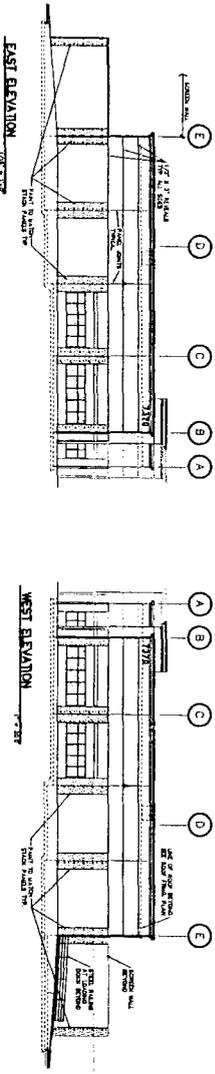
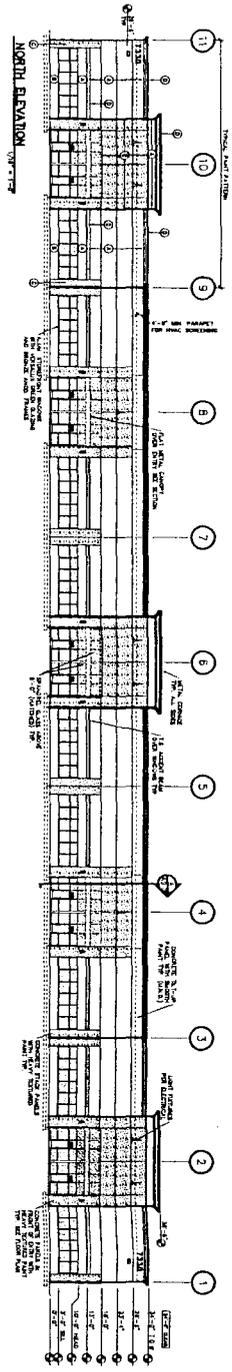
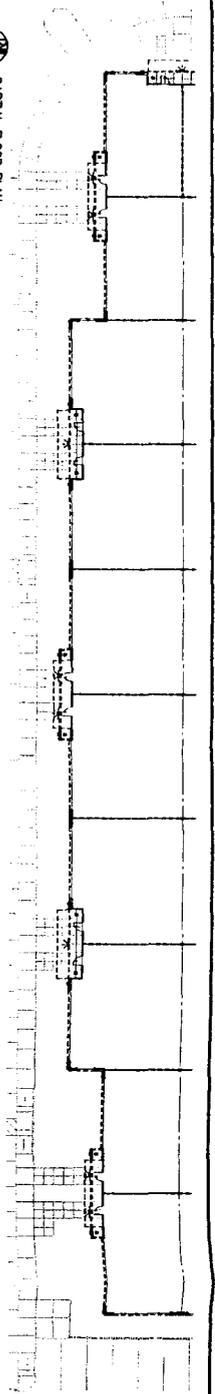
Primary vehicle access is going to be accommodated off of both East Ryan Road and Emmett Drive. The site will have four 40.0' wide driveways (two per street, see the attached site plan at Tab 6). Per discussions and meetings with Bob Bortfeld, we have indicated a roundabout at the intersection of Ryan Road and Emmett Drive.

### **PARKING**

Automobile parking is situated adjacent to each building to accommodate easy access to each tenant space in the buildings. The parking lot will include shade giving trees and enhanced landscaping to minimize the impact of the sun on those using the parking areas.

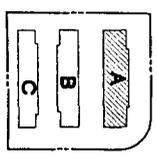


**PARTIAL FLOOR PLAN**  
(SEE SHEET A-10)



**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. ALL MATERIALS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY TO PREVENT DAMAGE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL CLIMATE.

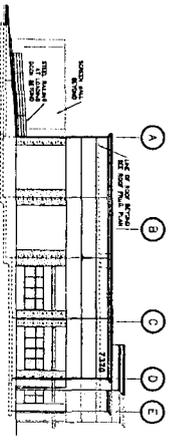
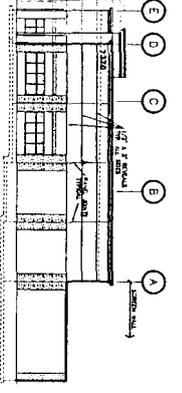
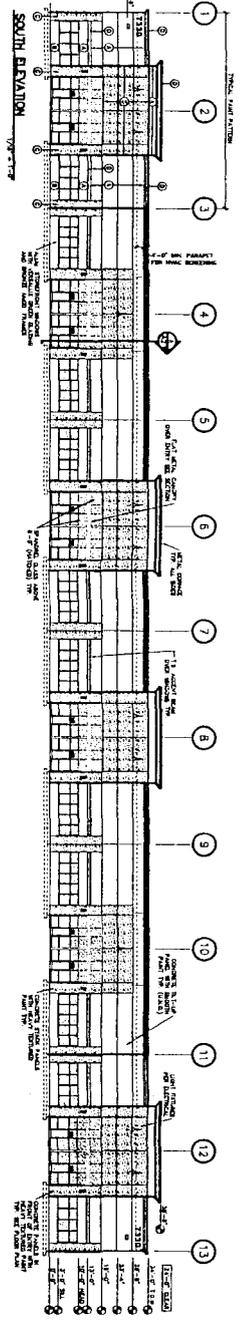
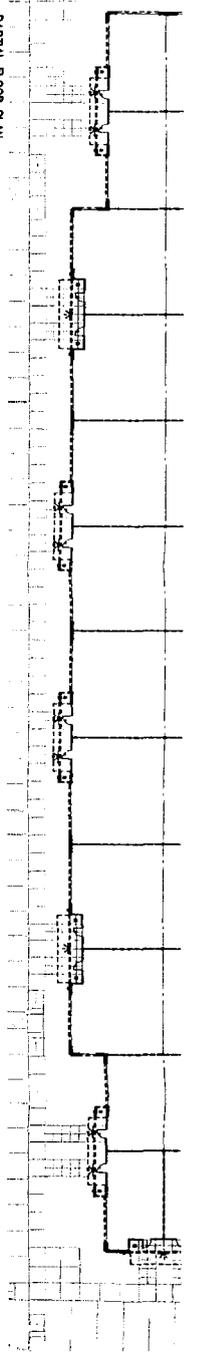


**KEY PLAN**

<p><b>RYAN COMMERCE CENTER</b> E RYAN ROAD CHANDLER, ARIZONA</p>	<p>A DEVELOPMENT BY: <b>HARSH</b> INVESTMENT PROPERTIES, L.L.C.</p>	<p><b>VLMK CONSULTING ENGINEERS</b> 3931 SW Kelly Avenue - Portland - Oregon 97239-4393 503.222.6463 503.244.8263 vmlk@vmlk.com</p>	<p>NO. _____</p>	<p>DATE _____</p>	<p>REVISIONS _____</p>
			<p><b>ELEVATIONS - BUILDING A</b></p>		

ELEVATIONS BUILDING 'A'

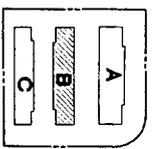
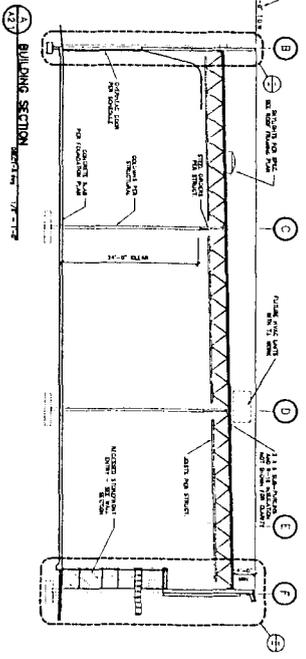
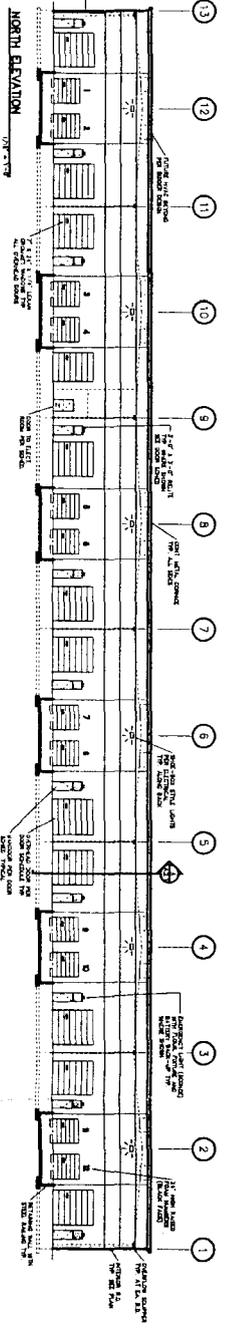
**PARTIAL FLOOR PLAN**  
(SEE SHEET A11)



**GENERAL NOTES**

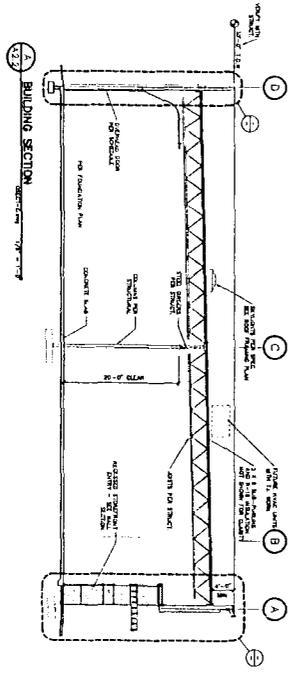
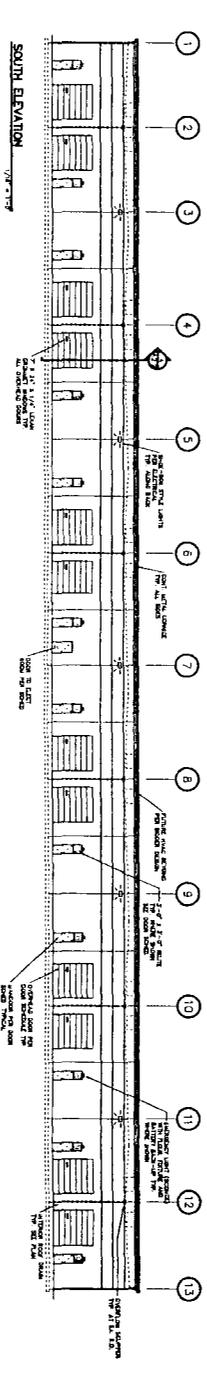
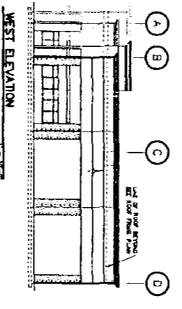
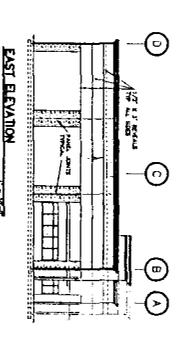
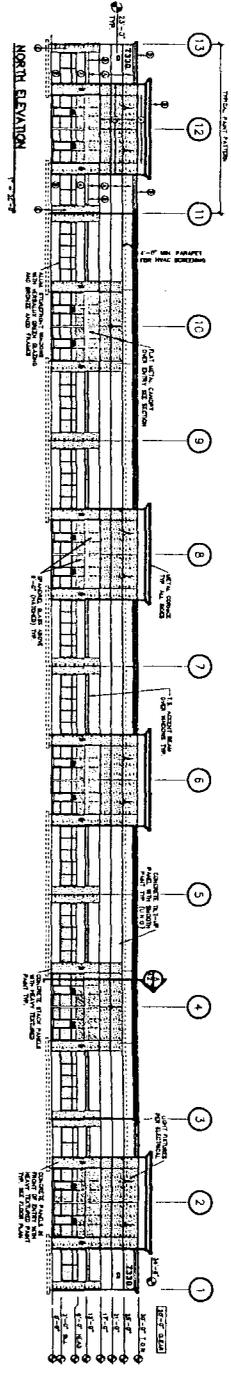
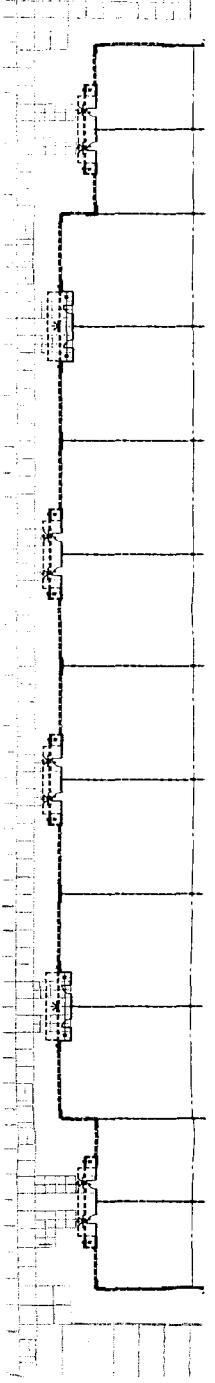
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES.
2. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL MATERIALS SHALL BE AS SHOWN ON THE MATERIAL SCHEDULE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELECTRICAL CODE (IEC) AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND ALL APPLICABLE LOCAL ORDINANCES.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ALL APPLICABLE LOCAL ORDINANCES.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AND ALL APPLICABLE LOCAL ORDINANCES.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELECTRICAL CODE (IEC) AND ALL APPLICABLE LOCAL ORDINANCES.

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE				
2	STEEL				
3	WOOD				
4	GLASS				
5	PAINT				
6	MECHANICAL				
7	ELECTRICAL				
8	PLUMBING				
9	LABOR				
10	OVERHEADS				
11	PROFIT				
12	TOTAL				



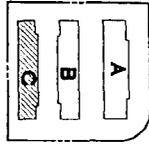
	<b>RYAN COMMERCE CENTER</b> E RYAN ROAD CHANDLER, ARIZONA	A DEVELOPMENT BY <b>HARSCH</b> INVESTMENT PROPERTIES LLC	<b>VLMK CONSULTING ENGINEERS</b> 3611 222 4483 302 244 7363 4800 N. CENTRAL EXPRESSWAY PORTLAND, OREGON 97228-4992	NO. DATE
	ELEVATIONS - BUILDING B	A2.1	3611 222 4483 302 244 7363 4800 N. CENTRAL EXPRESSWAY PORTLAND, OREGON 97228-4992	DATE

ELEVATIONS BUILDING 'B'



**GENERAL NOTES**

1. CONSULT THE ARCHITECT FOR ALL MATERIALS AND FINISHES.
2. ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE ARCHITECT'S SCHEDULES.
3. ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE ARCHITECT'S SCHEDULES.
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12. ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE ARCHITECT'S SCHEDULES.
13. ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE ARCHITECT'S SCHEDULES.



	<b>RYAN COMMERCE CENTER</b> E RYAN ROAD CHANDLER, ARIZONA	A DEVELOPMENT BY: <b>HARSCH</b> INVESTMENT PROPERTIES LLC	<b>VLMK CONSULTING ENGINEERS</b> 3931 SW 84th Avenue • Portland • Oregon 97236-4391 503.272.6463 503.246.8963 info@vlmk.com www.vlmk.com
	<b>ELEVATIONS - BUILDING C</b>		

ELEVATIONS BUILDING 'C'



**ORDINANCE NO. 4050**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR07-0048 RYAN COMMERCE CENTER) 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 'H', Development Booklet, entitled "RYAN COMMERCE CENTER" kept on file in the City of Chandler Current Planning Division, in file number DVR07-0048, except as modified by condition herein.
2. Right-of-way dedications to achieve full half widths, 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 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 RYAN COMMERCE CENTER development shall use treated effluent to maintain open space, common areas, and landscape tracts.

10. All raceway signage shall be prohibited within the development.
11. 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.
12. The trees along Ryan Road and Emmett Drive shall meet the Commercial Design Standards.
13. The applicant shall work with Staff to provide decorative paving treatments at all site entrances.
14. The applicant shall work with Staff to provide additional architectural relief along the east and west elevations, and along the building frontages.
15. The applicant shall work with Staff to incorporate architectural elements and materials found on the buildings into the design of the monument signs.
16. The applicant shall work with Staff to provide ample shading at all pedestrian seating areas.
17. The applicant shall work with Staff to provide additional trash enclosures.

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 \_\_\_\_\_, 2008.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4050 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 *LAB*

PUBLISHED:

# EXHIBIT 'A'

Order No.: 03003729 - A

## LEGAL DESCRIPTION

### EXHIBIT "ONE"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

That portion of the North half of the Southwest quarter of Section 12, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the center of said Section 12; Thence South 00 degrees 03 minutes 20 second East, 659.93 feet along the North-South quarter line of said Section 12;

Thence South 89 degrees 20 minutes 47 seconds West, 660.24 feet;

Thence North 00 degrees 03 minutes 29 seconds West, 659.93 feet, (Record 659.95 feet);

Thence North 89 degrees 20 minutes 45 seconds East, 660.30 feet, (Record North 89 degrees 20 minutes 53 seconds East, 660.24 feet), along the East-West quarter line of said Section 12 to the TRUE POINT OF BEGINNING;

EXCEPT the North 40 feet of the East 35 feet as conveyed to the City of Chandler in Document No. 2005-0171460, records of Maricopa County, Arizona.