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MAY 08 2008

ORDINANCE NO. 4054

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED INDUSTRIAL DISTRICT (I-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR08-0006 AAMCO PLAZA) 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 Planned Industrial District (I-1) to Planned Area Development (PAD) subject to the following conditions:

1. Development shall be in substantial conformance with existing zoning approvals except as modified by the application materials of this request (narrative, site plan, and sign illustrations) and associated conditions of approval.
2. 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.

EXHIBIT "ONE"

PARCEL NO. 1:

Being a portion of the Southwest quarter of Section Twenty-eight (28), Township One (1) South, Range (4) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28;

THENCE North 89 degrees 57 minutes 20 seconds East, 250.00 feet along the South line of said Section 28;

THENCE North 00 degrees 04 minutes 30 seconds West, 55.00 feet to the North right-of-way line for "WILLIAMS FIELD ROAD" (CHANDLER BOULEVARD), and being the TRUE POINT OF BEGINNING;

THENCE continuing North 00 degrees 04 minutes 30 seconds West, 195.00 feet;

THENCE North 89 degrees 57 minutes 20 seconds East, 260.51 feet;

THENCE South 15 degrees 32 minutes 00 seconds West, 202.44 feet, to a point on said North right-of-way line;

THENCE South 89 degrees 57 minutes 20 seconds West, 14.01 feet along said North right-of-way line;

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THENCE North 00 degrees 02 minutes 40 seconds West, 50.00 feet;

THENCE South 89 degrees 57 minutes 20 seconds West, 36.00 feet;

THENCE South 00 degrees 02 minutes 40 seconds East, 50.00 feet to the said North right-of-way line;

THENCE South 89 degrees 57 minutes 20 seconds West, along said North right-of-way line, 156.03 feet to the POINT OF BEGINNING;

EXCEPT any portion thereof lying within property conveyed in Grant Deed recorded in Instrument No. 85-0225382 and more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest quarter of said Section 28;

THENCE North 89 degrees 57 minutes 20 seconds East, along the South line thereof, 440.66 feet to a point in a line that is parallel with and distant 400.0 feet Northwesterly, measured at right angles, from the original located center line of Southern Pacific Transportation Company's main track (Tempe Branch), and the TRUE POINT OF BEGINNING of the parcel of land to be described;

THENCE North 15 degrees 34 minutes 00 seconds East, along said parallel line, 1363.85 feet;

THENCE South 74 degrees 26 minutes 00 seconds East, 382.0 feet to a line that is parallel with and distant 18.0 feet Northwesterly, measured at right angles, from said

center line;

THENCE South 15 degrees 34 minutes 00 seconds West along last said parallel line, 1257.11 feet to said South line;

THENCE South 89 degrees 57 minutes 20 seconds West, along said South line, 396.63 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

Being a portion of the Southwest quarter of Section Twenty-eight (28), Township One (1) South, Range (4) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28;

THENCE North 00 degrees 04 minutes 30 seconds West, 250.00 feet, along the West line of said Section 28;

THENCE North 89 degrees 57 minutes 20 seconds East, 55.00 feet, to a point on the East right-of-way line for 56th Street, being the TRUE POINT OF BEGINNING;

THENCE North 00 degrees 04 minutes 30 seconds West, 184.27 feet, along said East right-of-way line;

THENCE along a curve to the right with a radius of 15.00 feet, delta of 90 degrees 00 minutes 00 seconds an arc length of 23.56 feet;

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THENCE North 89 degrees 55 minutes 30 seconds East, 14.69 feet;

THENCE along a curve to the left with a radius of 195.73 feet, delta of 21 degrees 03 minutes 06 seconds an arc length of 71.91 feet;

THENCE South 00 degrees 04 minutes 30 seconds East, 16.41 feet;

THENCE North 89 degrees 57 minutes 20 seconds East, 347.89 feet;

THENCE South 01 degrees 43 minutes 48 seconds East, 76.03 feet;

THENCE South 74 degrees 28 minutes 00 seconds East, 37.51 feet;

THENCE South 15 degrees 32 minutes 00 seconds West, 114.10 feet;

THENCE South 89 degrees 57 minutes 20 seconds West, 455.51 feet to the TRUE POINT OF BEGINNING;

EXCEPT any portion thereof lying within property conveyed in Grant Deed recorded in Instrument No. 85-0225382 and more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest quarter of said Section 28;

THENCE North 89 degrees 57 minutes 20 seconds East, along the South line thereof, 440.66 feet to a point in a line that is parallel with and distant 400.0 feet Northwesterly, measured at right angles, from the original located center line of Southern Pacific

Transportation Company's main track (Tempe Branch), and the TRUE POINT OF BEGINNING of the parcel of land to be described;

THENCE North 15 degrees 34 minutes 00 seconds East, along said parallel line, 1363.85 feet;

THENCE South 74 degrees 26 minutes 00 seconds East, 382.0 feet to a line that is parallel with and distant 18.0 feet Northwesterly, measured at right angles, from said center line;

THENCE South 15 degrees 34 minutes 00 seconds West along last said parallel line, 1257.11 feet to said South line;

THENCE South 89 degrees 57 minutes 20 seconds West, along said South line, 396.63 feet to the TRUE POINT OF BEGINNING; and

EXCEPT any portion thereof lying within property conveyed in Special Warranty Deed recorded in Instrument No. 97-0663666 and more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28;

THENCE North 89 degrees 57 minutes 20 seconds East, 154.76 feet along the South line of said Section 28;

THENCE departing said South line North 00 degrees 02 minutes 40 seconds West, 445.97 feet to the POINT OF BEGINNING;

THENCE North 00 degrees 04 minutes ~~00 seconds~~ West 16.41 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 195.73 feet and to which beginning a radial line bears South 21 degrees 07 minutes 38 seconds East;

THENCE Easterly 85.86 feet along said curve through a central angle of 25 degrees 08 minutes 06 seconds;

THENCE North 43 degrees 44 minutes 16 seconds East, 225.81 feet to the beginning of a curve concave Southeasterly having a radius of 39.27 feet;

THENCE Northeasterly 34.85 feet along said curve through a central angle of 50 degrees 50 minutes 48 seconds to the beginning of a reverse curve concave Northerly having a radius of East 55.73 feet and to which beginning a radial line bears South 04 degrees 35 minutes 04 seconds West;

THENCE Easterly 30.55 feet along said curve through a central angle of 31 degrees 24 minutes 13 seconds;

THENCE on a non-tangent line South 26 degrees 49 minutes 10 seconds East, 83.03 feet;

THENCE South 74 degrees 28 minutes 00 seconds East, 18.00 feet;

THENCE South 01 degrees 43 minutes 48 seconds East, 165.51 feet;

THENCE South 89 degrees 57 minutes 20 seconds West, 347.87 feet to the POINT OF BEGINNING.

EXHIBIT "ONE"

PARCEL NO. 1:

Being a portion of the Southwest quarter of Section Twenty-eight (28), Township One (1) South, Range (4) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28;

THENCE North 89 degrees 57 minutes 20 seconds East, 250.00 feet along the South line of said Section 28;

THENCE North 00 degrees 04 minutes 30 seconds West, 55.00 feet to the North right-of-way line for "WILLIAMS FIELD ROAD" (CHANDLER BOULEVARD), and being the TRUE POINT OF BEGINNING;

THENCE continuing North 00 degrees 04 minutes 30 seconds West, 195.00 feet;

THENCE North 89 degrees 57 minutes 20 seconds East, 260.51 feet;

THENCE South 15 degrees 32 minutes 00 seconds West, 202.44 feet, to a point on said North right-of-way line;

THENCE South 89 degrees 57 minutes 20 seconds West, 14.01 feet along said North right-of-way line;

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THENCE North 00 degrees 02 minutes 40 seconds West, 50.00 feet;

THENCE South 89 degrees 57 minutes 20 seconds West, 36.00 feet;

THENCE South 00 degrees 02 minutes 40 seconds East, 50.00 feet to the said North right-of-way line;

THENCE South 89 degrees 57 minutes 20 seconds West, along said North right-of-way line, 156.03 feet to the POINT OF BEGINNING;

EXCEPT any portion thereof lying within property conveyed in Grant Deed recorded in Instrument No. 85-02:25382 and more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest quarter of said Section 28;

THENCE North 89 degrees 57 minutes 20 seconds East, along the South line thereof, 440.66 feet to a point in a line that is parallel with and distant 400.0 feet Northwesterly, measured at right angles, from the original located center line of Southern Pacific Transportation Company's main track (Tempe Branch), and the TRUE POINT OF BEGINNING of the parcel of land to be described;

THENCE North 15 degrees 34 minutes 00 seconds East, along said parallel line, 1363.85 feet;

THENCE South 74 degrees 26 minutes 00 seconds East, 382.0 feet to a line that is parallel

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with and distant 18.0 feet Northwesterly, measured at right angles, from said center line;

THENCE South 15 degrees 34 minutes 00 seconds West along last said parallel line, 1257.11 feet to said South line;

THENCE South 89 degrees 57 minutes 20 seconds West, along said South line, 396.63 feet to the TRUE POINT OF BEGINNING;