

MAY 22 2008

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ORDINANCE NO. 4065

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR07-0038 PARK OCOTILLO BUSINESS 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 PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Park Ocotillo Business Center", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0038, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
8. The site shall be maintained in a clean and orderly manner.
9. Landscaping shall be in compliance with current Commercial Design Standards.
10. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
12. The development shall be in compliance with current Commercial Design Standards for site and building design.
13. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
14. Raceway signage shall be prohibited within the development.
15. 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.

16. 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 Park Ocotillo Business Center development shall use treated effluent to maintain open space, common areas, and landscape tracts.

17. Provide decorative textured pavement at the southern drive along Price Road.

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.

LEGAL DESCRIPTION
Park Ocotillo

That portion of the Northwest quarter of Section 4, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, said portion being Lot 1 of the subdivision OCOTILLO POWER CENTER, recorded in Book 536, Page 25, Maricopa County Records and more particularly described as follows:

Commencing at the Northwest corner of said Section 4;

Thence, S00°54'54"W a distance of 65.01 feet along the West line of the Northwest quarter of said Section 4 to the Northwest corner of said Lot 1 and POINT OF BEGINNING;

Thence, S89°52'01"E a distance of 724.26 feet;

Thence, S86°08'51"E a distance of 92.49 feet;

Thence, S89°52'01"E a distance of 177.27 feet;

Thence, S00°07'59"W a distance of 4.00 feet;

Thence, S89°52'01"E a distance of 46.05 feet to the Northwest corner of Lot 2 of said OCOTILLO POWER CENTER;

Thence, S00°07'58"W a distance of 131.29 feet;

Thence, N89°52'02"W a distance of 11.75 feet;

Thence, S00°07'58"W a distance of 136.36 feet to the Southwest corner of said Lot 2;

Thence, S89°52'02"E a distance of 209.00 feet;

Thence, N00°07'58"E a distance of 11.75 feet;

Thence, S89°52'02"E a distance of 85.70 feet to the Southeast corner of said Lot 2;

Thence, S00°07'58"W a distance of 72.10 feet;

EXHIBIT "A"

Thence, S89°52'02"E a distance of 6.00 feet;

Thence, S00°07'58"W a distance of 241.08 feet to the beginning of a tangent curve concave Northeasterly with a radius of 1315.00 feet;

Thence, Southerly along said curve, an arc length of 711.34 feet through a central angle of 30°59'38" to the Southeast corner of said Lot 1;

Thence, N89°53'26"W a distance of 1533.74 feet to the Southwest corner of said Lot 1;

Thence, N00°54'54"E a distance of 1256.98 feet along the West line of the Northwest quarter of said Section 4 to the POINT OF BEGINNING;

Contains an area of 1,638,680 square feet or 37.619 acres more or less.

