

#2

JUL 31 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 08-138

DATE: JULY 10, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
 JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
 KEVIN MAYO, ACTING PLANNING MANAGER

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

SUBJECT: DVR08-0012 GREYWOOD PROFESSIONAL OFFICES
 Introduction and Tentative Adoption of Ordinance No. 4083

Request: Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) to allow an office building

Location: South of the southwest corner of Frye Road and Gilbert Road, north of Pecos Road

Applicant: Jason Sanks with Sanks and Associates, LLC

Project Info: Approximately 2 acres, a 15,000 square foot single-story office building

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and College Area Plan, Planning Commission and Staff recommend approval of the Planned Area Development (PAD) zoning with Preliminary Development Plan (PDP) to allow an office building.

BACKGROUND

The subject site is approximately 2 acres in size and currently zoned Agricultural (AG-1). The property is undeveloped and adjacent to existing single-family residential subdivisions Country Cove and Country Cove 2 to the west and north. South of the site is vacant, undeveloped property owned by the Maricopa Community College District. Gilbert Road abuts the site's eastern side, which is the city limit line for Chandler and the Town of Gilbert.

The application requests rezoning from AG-1 to PAD zoning with PDP approval for site layout and building architecture. Greywood Professional Offices consists of one, single-story 15,000 square foot office building for general, medical, and dental uses. The office development is designed to allow 50% general office and 50% medical/dental office.

The site's small size lends itself to locating the building in the site's center surrounded with parking and landscaping. The office building is designed with stucco façades, a standing seam metal roof panel system, and stone veneer accents reflecting both a contemporary and modern style.

Building architecture is in conformance with Commercial Design Standards. The building is designed with architectural interest and detail on all building sides. The building features battered stone veneer columns and stone wainscoting, bronze tinted glass, large windows, large eave overhangs for shading and visual interest, oversized entry columns and hip-gabled projections at tenant entrances. Providing varied rooflines, covered entrance areas, vertical relief with varied column designs and ground planters, breaks up building mass. The building's use of stucco does not exceed the maximum 65% of the total area of each building façade.

The project includes unique seating features in a pedestrian area, an overall character theme with light fixtures and screen walls/seat walls, provides public artwork, water elements, and special features that are pedestrian oriented. Artwork is provided on the buildings columns. The artwork is uniquely designed metal wall panels with various Aspen tree designs. Decorative painted green screen panels are designed with landscape planters at the building's north and south sides.

The building meets building setbacks from adjacent residentially zoned property. Landscape buffers of 10 feet are provided around the site's perimeter. Building foundation landscaping and water features, planters, and green screens are provided around the building. Pedestrian walkways from parking areas are designed with decorative pavement. The parking is appropriate for this development. Required parking is 88 spaces and the development provides 97 parking spaces. Parking space shade canopies are provided on the site's western side. The canopies are designed to match the building's architecture.

The development includes one freestanding monument sign along Gilbert Road. The sign is 6-feet in height and includes six office tenant panels. The sign incorporates paint colors, building materials, and designs to match the office building. Sign panels are aluminum with routed-out lettering. The tenant signs are illuminated with white light in the evening.

The property has a 20-foot access easement along the north property line. This easement was created to provide two residential lots on the north access through the office's property. The easement occurred due to one of the homeowners having a home-based business in which access through a rear yard gate was needed. This homeowner no longer resides on this property and the easement is no longer needed. The other residential property has no interest in the easement either. The developer and the two property owners are working together to remove this access easement so there would no longer be access through the office site by these residential lots.

GENERAL PLAN / AREA PLAN CONFORMANCE

The site is within the College Area Plan, which was adopted in 1996. The area plan's boundaries include Cooper Road to Gilbert Road and the Loop 202 Santan Freeway to the Frye Road alignment one-half mile north of Pecos Road. This area plan adopts the General Plan's land use policies for locating residential and commercial uses and serves as a guide for the area's development. The area plan is intended to provide general direction for land uses and not to be interpreted as a parcel specific zoning plan.

The subject site is part of an 80-acre portion of the area plan north of Pecos Road, which is predominately planned for the college's expansion. The subject site along with other existing agricultural residential parcels is designated as Low-Density or Low-Medium Density Residential to reflect existing zoning and potential residential land use.

The 1996 College Area Plan modified the 1994 Community College Area Plan by reducing planned single-family residential and allowing for greater commercial potential. Gilbert Road was emphasized as an arterial street for neighborhood and regional commercial development. The revised land uses occurred due to the college's acquisition of additional land for future expansion, which was previously designated for single-family residential.

The subject site is a remaining agricultural property with arterial street frontage suitable for infill development including commercial use as defined in the General Plan and College Area Plan. The College Area Plan has historically planned for the 80-acre area north of Pecos Road to be considered for mixed land uses including multi-family and commercial that would relate to the college.

The proposal for office use is consistent with the General Plan and College Area Plan. Office use is permitted in accordance with the General Plan and may be located along arterial streets. The General Plan allows for transitional uses such as offices along arterial street frontages as part of areas designated as low-density single-family residential. The College Area Plan includes a Professional Office land use category, although not specifically designated on property in the land use map, which allows for offices, non-retail commercial services, or daycare facilities to develop where appropriate as would be permitted in the General Plan. The office use is a compatible use to the adjacent community college-owned property and provides effective buffers and separations as recommended in the College Area Plan.

DISCUSSION

Staff is of the opinion that the office development is a good infill project for the area. The building's design, height, and location are compatible with adjacent development. The site is creative and incorporates unique building features including artwork. The office use serves as a good transitional use to future development of the adjacent community college-owned property. Staff supports the increased tenant panels from two to six for the monument sign. The request for six tenant panels on the monument sign is consistent with other office development signage for tenants.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant has met with adjacent property owners backing up to the site. A neighborhood meeting was held on May 19, 2008. Several residents from the adjacent Country Cove subdivision attended including the Community Association president. The residents living on the west and north sides of the project support the development.
- At the time of the memo, Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Upon finding the zoning amendment request to be consistent with the General Plan, Planning Commission and Staff recommend approval of the Rezoning subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Greywood Professional Offices", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0012, 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. 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.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. 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.
6. 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.
7. 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.

8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
9. 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.
10. Raceway signage shall be prohibited within the development.
11. Landscaping shall be in compliance with current Commercial Design Standards.
12. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
13. The site shall be maintained in a clean and orderly manner.
14. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
15. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
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.

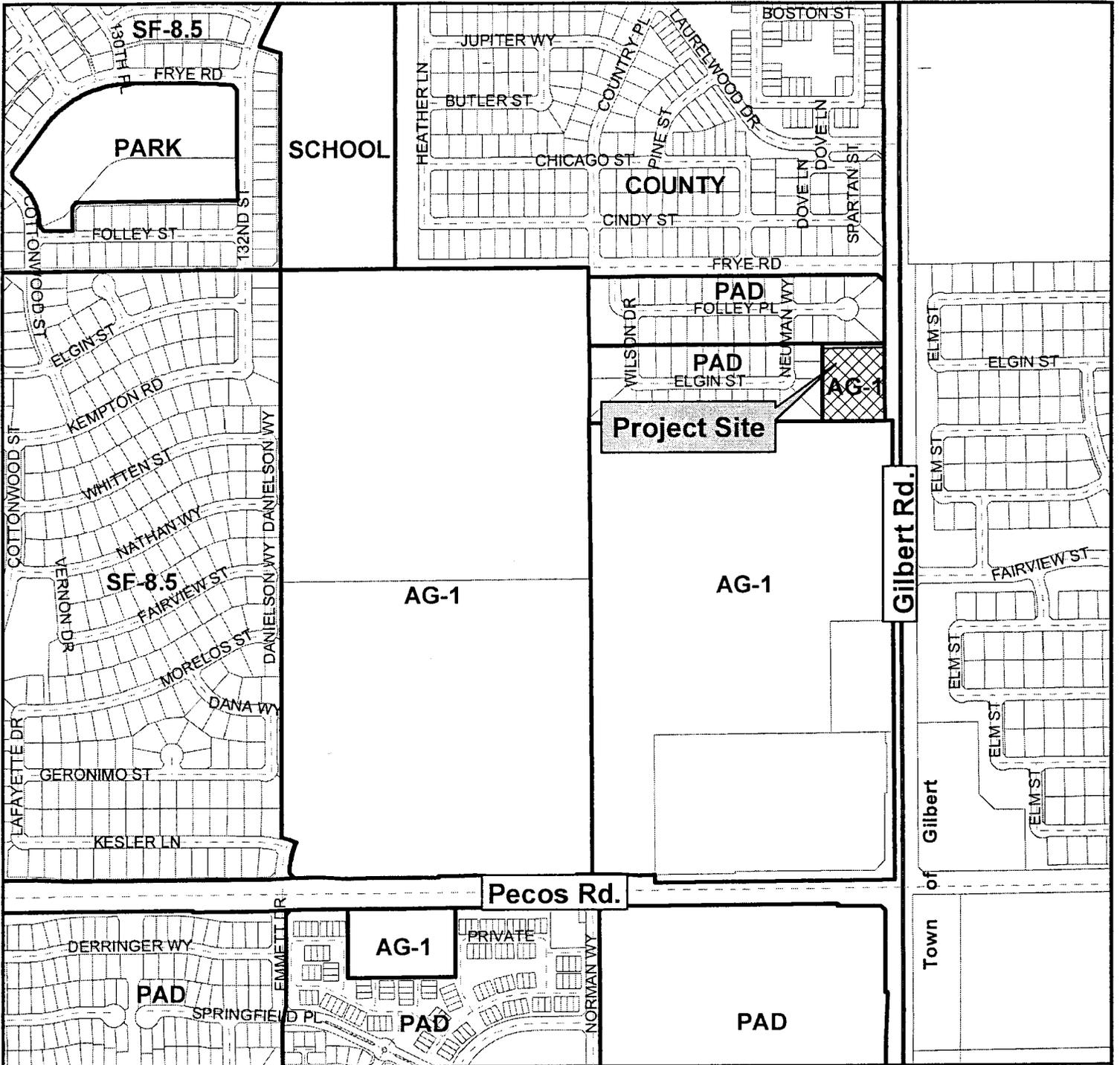
In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development 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 Greywood Professional Offices development shall use treated effluent to maintain open space, common areas, and landscape tracts.

PROPOSED MOTION

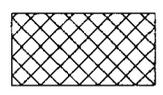
Move to approve the introduction and tentative adoption of Ordinance No. 4038 DVR08-0012 GREYWOOD PROFESSIONAL OFFICES Rezoning from AG-1 to PAD subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Ordinance No. 4083
6. Development Booklet, Exhibit A

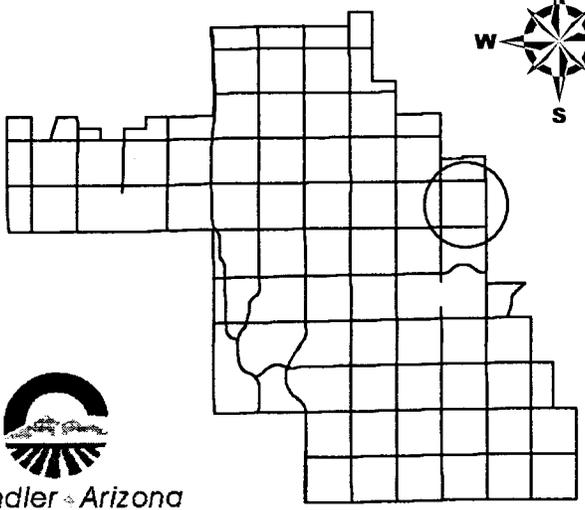
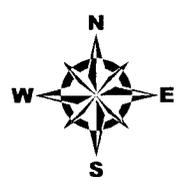


Vicinity Map

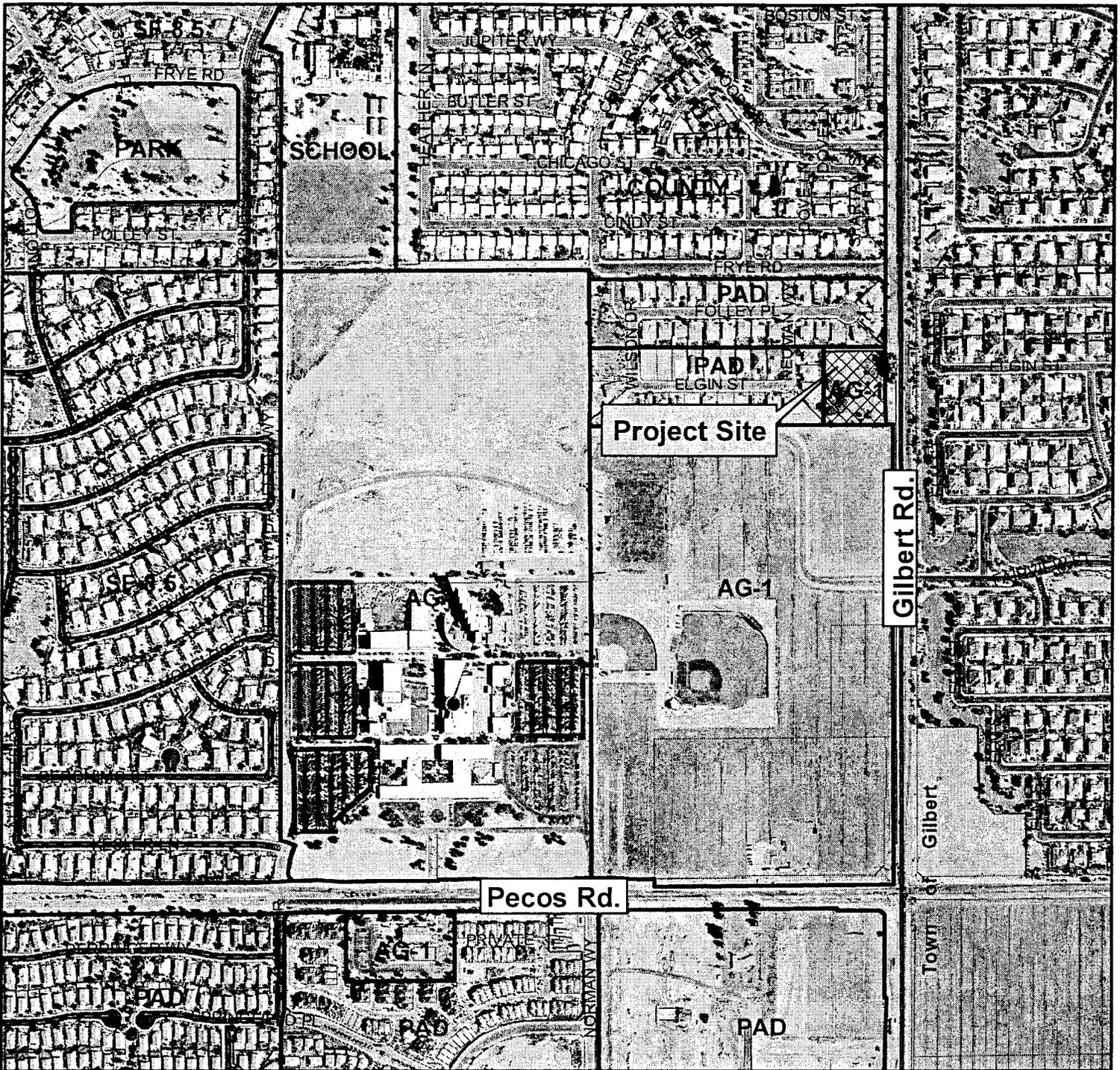


DVR08-0012

Greywood Professional Offices



Chandler, Arizona
Where Values Make The Difference



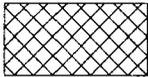
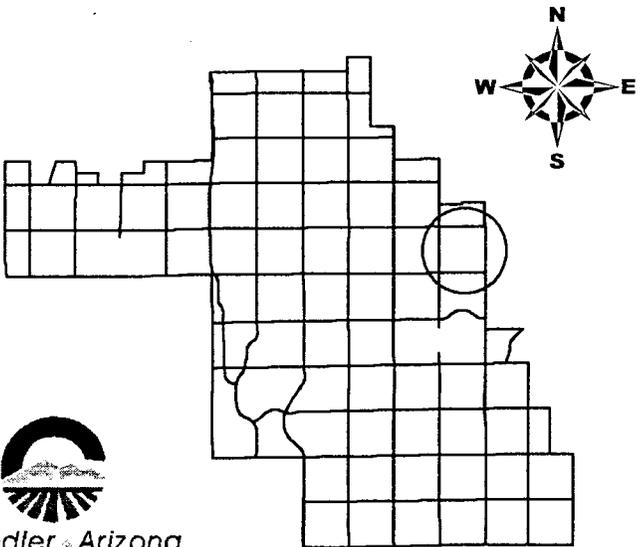
Pecos Rd.

Project Site

Gilbert Rd.

AG-1

Vicinity Map

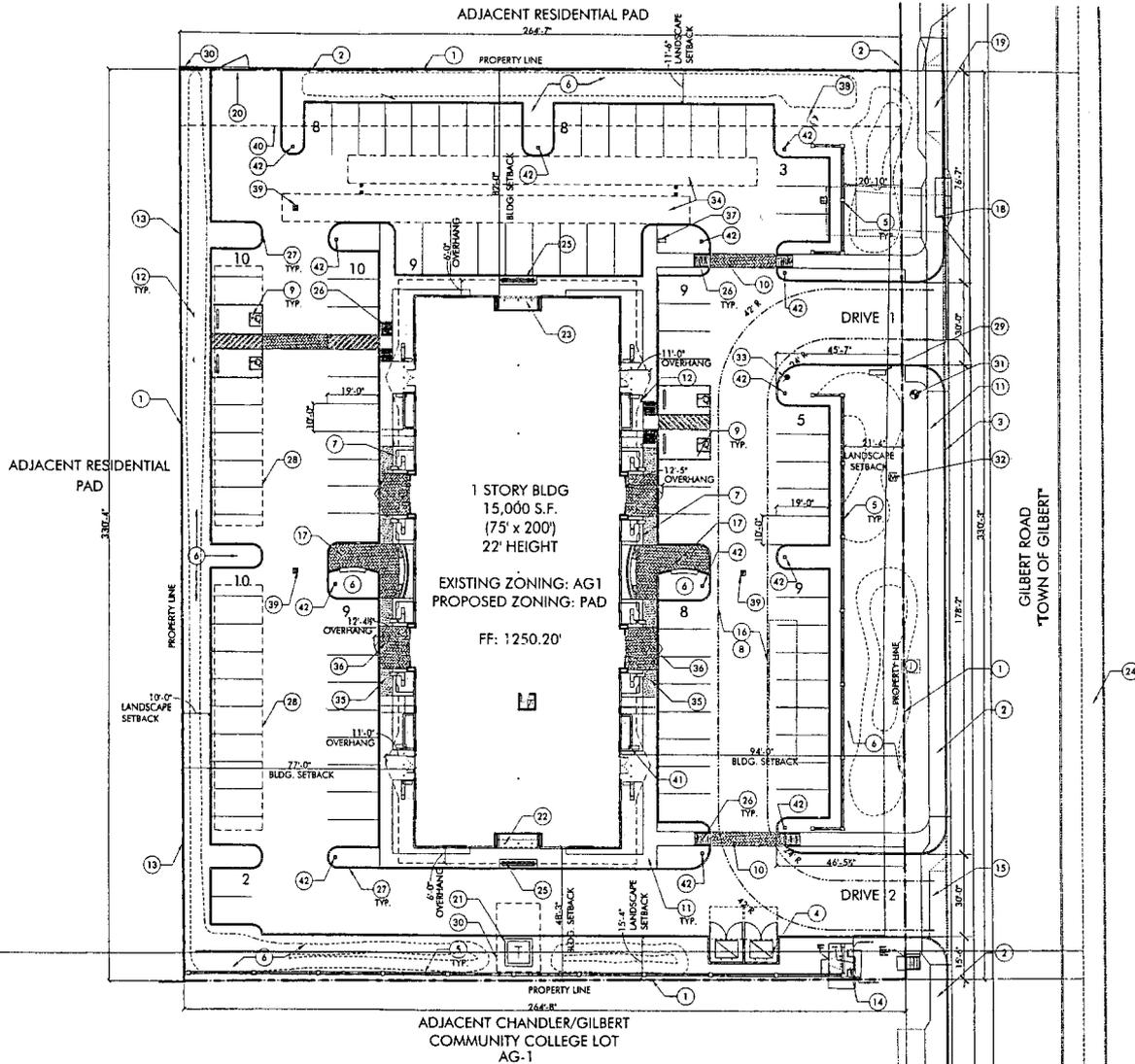


DVR08-0012

Greywood Professional Offices



Chandler - Arizona
Where Values Make The Difference



KEYNOTES

1. PROJECT PROPERTY LINE.
2. EXISTING SITE WALL, 6'-0" HIGH.
3. EXISTING EDGE OF STREET CURB.
4. DOUBLE TRASH ENCLOSURE, SEE DETAIL 6/A1.5.
5. SCREEN WALL, SEE DETAIL 1/A1.5.
6. LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS.
7. RAISED PLANTER & ENTRY COLUMN, SEE DETAIL 6/A1.6.
8. FIRE TRUCK ACCESS, PROVIDE CLEAR PATH WITH 24'-0" INSIDE AND 42'-0" OUTSIDE TURNING RADIUS.
9. ADA ACCESSIBLE PARKING SPACE. SEE DETAIL 16/A1.5.
10. DECORATIVE CONCRETE PAVERS FLUSH TO PAVEMENT. STONE BROWN FINISH DRAWINGS.
11. SIDEWALK, SEE LANDSCAPE AND CIVIL DRAWINGS.
12. PARKING SIGN, SEE DETAIL 17/A1.5.
13. EXISTING PARTIAL RETAINING SITE WALL AT 7'-6" HIGH INSIDE OF PROPERTY.
14. ABANDON EXISTING IRRIGATION DITCH & HEADWALL.
15. EXISTING DRIVE TO REMAIN. RESTORE TO CITY OF CHANDLER DESIGN STANDARDS.
16. FIRE LANE.
17. OUTDOOR SPACE/PLAZA. SEE DETAIL 11/A1.7 AND LANDSCAPE DRAWINGS.
18. CONCRETE SPILLWAY, SEE CIVIL DRAWINGS.
19. EXISTING DRIVE TO BE REMOVED. CURB AND SIDEWALK TO BE RESTORED TO MATCH EXISTING. SEE CIVIL DRAWINGS.
20. EXISTING GATE/ACCESS TO NEIGHBORING SITE TO BE REMOVED. PENDING APPROVAL OF ADJACENT HOME OWNERS.
21. PROPOSED SRP TRANSFORMER LOCATION.
22. SEE EXTENSIVE LOCATION.
23. FIRE RISER LOCATION.
24. EXISTING MEDIAN.
25. RAISED PLANTER SCREEN WALL. SEE DETAIL 9/A1.6.
26. RAMP.
27. 6" CURB.
28. LINE OF CANOPY ABOVE. CANOPIES TO BE DESIGNED PER DETAIL 11/A1.5 AND OTHERS.
29. MONUMENTAL SIGN, UNDER SEPARATE PERMIT.
30. EXISTING SITE WALL, 6'-6" HIGH.
31. PROPOSED FIRE HYDRANT LOCATION. SEE CIVIL DRAWINGS.
32. PROPOSED WATER METER LOCATION. SEE CIVIL DRAWINGS.
33. PROPOSED FDC LOCATION. SEE CIVIL DRAWINGS.
34. UNDERGROUND RETENTION. SEE CIVIL DRAWINGS.
35. EXPOSED AGGREGATE. SEE LANDSCAPE DRAWINGS.
36. CONCRETE PAVERS. 3 TONE BROWN FINISH.
37. BIKE RACK. SEE DETAIL 18/A1.5.
38. DRY WELL. SEE CIVIL DRAWINGS.
39. AREA INTAKE. SEE CIVIL DRAWINGS.
40. 20" INCHES/EGRESS BASEMENT PER DKT 10357 PG. 1353, TO BE REMOVED PENDING APPROVAL OF ADJACENT HOME OWNERS.
41. ENTRY COLUMN WITH RAISED PLANTER. SEE DETAIL 6/A1.6.
42. BOLLARD LIGHTING. SEE DETAIL 18/A1.7.



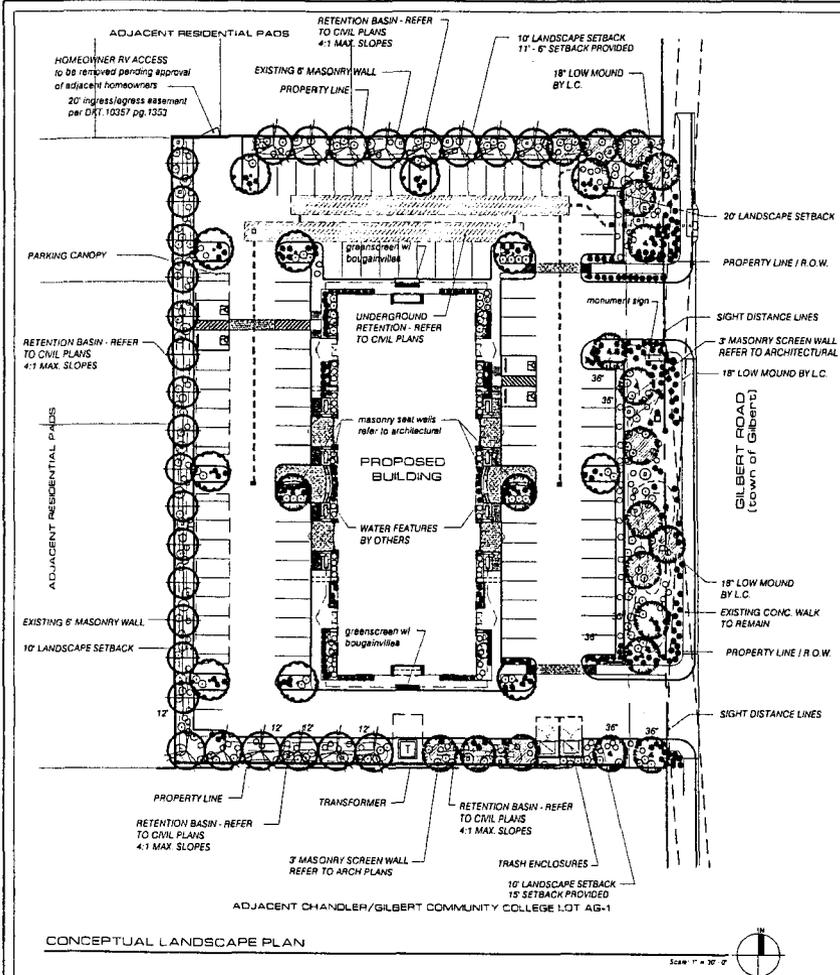
1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

PROJECT DATA	
PROJECT NAME:	GREYWOOD PROFESSIONAL
PROJECT ADDRESS:	OFFICES 500 S. GILBERT ROAD CHANDLER, AZ 85225
SCOPE:	(1) ONE STORY OFFICE BUILDING - GROUND-UP, GRAY SHELL (FUTURE T.I. UNDER SEPARATE PERMIT).
EXISTING ZONING:	AG-1
PROPOSED ZONING:	PAD
GROSS SITE AREA:	87,556 SF. (2.01 AC)
BUILDING LOT COVERAGE PROPOSED:	BUILDING: 15,000 SF. CAR CANOPIES: 3,048 SF.
TOTAL COVERAGE:	18,048 SF. (21%)
PAVING COVERAGE PROPOSED:	45,753 SF. (52%)
LANDSCAPE COVERAGE PROPOSED:	21,991 SF. (27%)
BUILDING HEIGHT:	22'-0"
CONSTRUCTION TYPE:	V-B FULLY SPRINKLERED I-B-B (CAR CANOPIES)
OCCUPANCY TYPE:	8 (OFFICES) U-CAR CANOPIES
OCCUPANCY LOAD:	150 PEOPLE
AREAS	
PROJECT AREA CALCULATION	- 15,000 SF.
(1) BUILDING	- 15,000 SF.
CAR CANOPIES	- 3,260 SF.
PARKING	
PARKING REQUIREMENTS	THE PARKING RATIO BASED ON A 15,000 SF BUILDING:
50% (7,500) OCCUPANCY FOR MEDICAL USE	PER 150 SF FOR ONE PARKING = 50 PARKING SPACES REQUIRED
50% (7,500) OCCUPANCY FOR OFFICE USE PER 200 SF FOR ONE PARKING = 38 PARKING SPACES REQUIRED	
TOTAL REQUIRED = 88 PARKING SPACES	
(ADA SPACES REQUIRED (76-100) = 4 PARKING SPACES REQUIRED)	
PARKING PROVIDED	10X19' SPACES PROVIDED = 93 SPACES
ACCESSIBLE PROVIDED	= 4 SPACES
TOTAL PROVIDED	= 97 SPACES
PROJECT DIRECTORY	
OWNER:	GREYWOOD, LLC 15601 N. 40TH ST SUITE 130 PHOENIX, AZ 85032 CONTACT: SCOTT FEY
ARCHITECT:	PETERSON ARCHITECTURE & ASSOC. 9495 E. SAN SALVADOR DRIVE SCOTTSDALE, AZ 85258 PHONE: (480) 477-1111 CONTACT: ERIK B. PETERSON, ARACELI M. FRAJUSTO
<p>DATE: JUNE 03, 2008 SCALE: 1" = 22'-0" ARCHITECT: ERIK B. PETERSON, AIA PROJECT NO.: 2697 DRAWN BY: JTB CHECKED BY: JTB DATE: JUNE</p>	
<p>ARCHITECTURAL SITE PLAN A1.0</p>	

PETERSON ARCHITECTURE & ASSOCIATES, LLC

KARLSON CENTER
9495 East San Salvador Drive
Scottsdale, AZ 85258
P: 480.477.1111
F: 480.451.3276
www.Peterson-Architecture.com

GREYWOOD PROFESSIONAL OFFICES
500 S. GILBERT ROAD
CHANDLER, AZ 85225



CONCEPTUAL LANDSCAPE LEGEND
 ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
 TREES - 15 GALLON MIN- 60% 24" BOX OR LARGER

- ⊕ Acacia Salicina
Willow Acacia 12' min height 15
- ⊖ Dalbergia Sissoo
Sissoo Tree 12' min height 14
- ⊙ Cercidium 'Hybrid'
Desert Museum 36" box 9
12' min height
- ⊙ Ulmus Parviflorus
Evergreen Elm 36" box 11
14' tall
- ⊙ Castalipinia mexicana
Mexican Bird of Paradise 24" box 4
8' min height
- ⊙ salvaged mesquite from site
(16" box replacement material shall be used
in the event a tree does not survive the salvage) 4' min caliper 12
14' min height

SHRUBS / ACCENTS

- ⊕ Leucophyllum frutescens 'Green Cloud' 5 Gallon
- ⊕ Green Cloud Sage
- ⊕ Ruellia Pennisulans
Ruellia 5 Gallon
- ⊕ Nerium Oleander
Oleander 5 Gallon
- ⊕ Cassia Phytolobia
Desert Cassia 5 Gallon
- ⊕ Leucophyllum Langmaniae
Rio Bravo Sage 5 Gallon
- ⊕ Muhlenbergia Capillaris
Regal Mist 5 Gallon
- ⊕ Callandera Californica
Sage Fairy Duster 5 Gallon
- ⊕ Justice Sages
Mexican Honeysuckle 5 Gallon
- ⊕ Tecoma Stans
Yellow Bells 5 Gallon
- ⊕ Castalipinia Mexicana
Mexican Bird of Paradise 5 Gallon
- ⊕ Castalipinia Pucheranina
Red Bird of Paradise 5 Gallon
- ⊕ Yucca Alofolia
Spanish Bayonet 5 Gallon
- ⊕ Dasylirion Longissimum
Desert Spoon 5 Gallon
- ⊕ Hesperaloe Parviflora
Red Yucca 5 Gallon
- ⊕ Dasylirion Wheeleri
Desert Spoon 5 Gallon
- ⊕ Agave Sp.
Agave Sp. 5 Gallon
- ⊕ Bougainvillea La Jolla
Bougainvillea 5 Gallon

GROUNDCOVERS

- ⊕ Lantana Montividentis 1 Gallon
- ⊕ Gold Mound 36" o.c.
- ⊕ Convolvulus Chorum 1 Gallon
- ⊕ Bush Morning Glory 36" o.c.
- ⊕ Wreath Impatiens 1 Gallon
- ⊕ Yellow Dot 36" o.c.

Decomposed Granite - 1/2" select Table Mesa Brown
 2" min thickness in all unshaded areas

CONCEPTUAL LANDSCAPE NOTES

The entire site will be maintained in accordance with City of Chandler Standards.
 50% of all trees will be 24" Box
 25% of all trees will be 36" Box
 25% of all trees will be 48" Box
 An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.
 1/2" select Table Mesa Brown, 2" minimum thickness (submit sample to Landscape Architect for approval).
 Place in all non-river rock and non-lawn landscape areas.
 All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.
 Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.
 All final landscape plans to meet City of Chandler minimum standards for quantity and type.
 All parking lot trees to have a minimum clear canopy distance of 5'.
 Street frontage areas must be graded to "natural and pleasing" ground forms.
 A maximum of 50% of street frontage landscape area may be used for storm water retention.
 Earth mounds, with a maximum slope of 4:1, shall be located and designed to minimize street views into retention basins.
 Finish grade of landscape areas (top of turf or D.G.) must be graded to 1 1/2" below concrete or other paved surfaces.
 Trees must be placed a minimum of 5' from sidewalks, public accessways or rear of fire hydrants. Shrubs must be, at maturity, 5' from the rear of a fire hydrant.

BUFFER TREE NOTE

TREES SHALL BE 20' O.C. AND 12' IN HEIGHT UPON PLANTING

SIGNAGE NOTES

There shall be no obstruction of site signage by landscape plant material, and that such must be relocated/corrected before the field inspector will accept/sign the sign in the field or issue a Certificate of Occupancy for a project.
 Signs require a separate permit.

LASKIN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 1111 N. 400th Ave.
 Suite 200
 Phoenix, AZ 85028
 Phone: 602.977.1111
 Fax: 602.977.1111
 www.laskinaz.com

Greywood Professional Offices
 500 South Gilbert Road
 Chandler, Arizona 85225

CONCEPTUAL LANDSCAPE PLAN

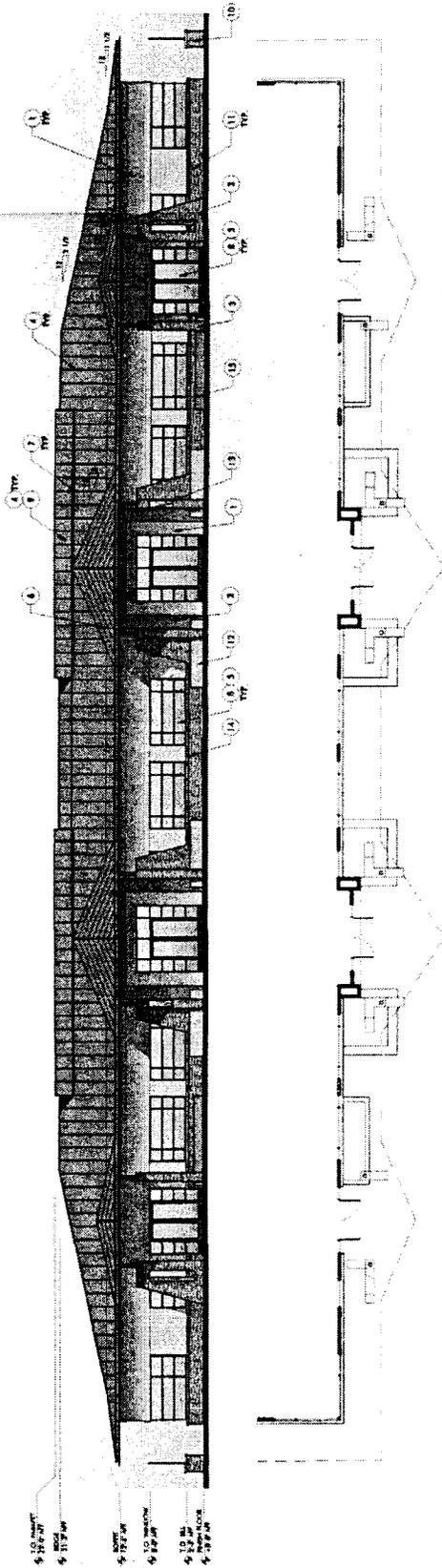
DRAWN: FJS
 CHECKED: HAL
 SHEET SCALE: 1" = 30'
 DATE: 5.19.2008
 REVISIONS:

CITY MARKERS

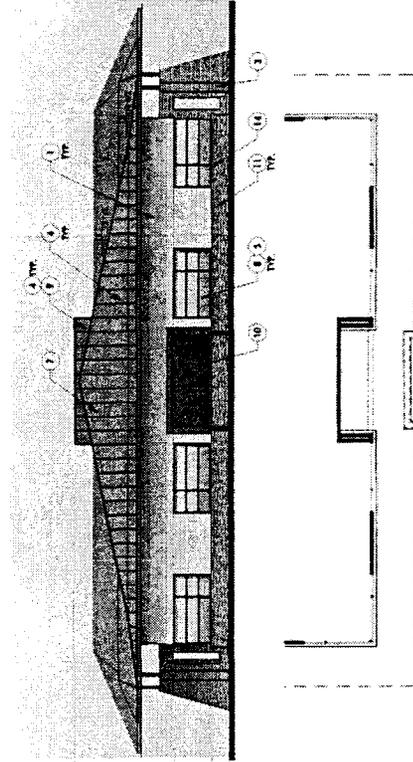
SHEET NUMBER

CLA.01

263-1100



1 WEST ELEVATIONS
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

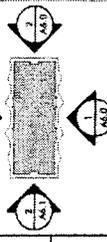
1. THE COLOR BOARD FOR MATERIAL SAMPLES AND/OR MECHANICAL PANELS SHOULD BE PAINTED TO MATCH THE BUILDING EXTERIOR ROOF LABELS ARE NOT ALL ROOF TOP EQUIPMENT TO BE FULLY SCREENED BY ROOF TO VERT. TOP OF SCREENED INTO BUILDING, OR SCREENED WITH LANDSCAPING AND PAINTED TO MATCH BUILDING.
2. SMOOTH FINISH STUCCO EXTERIOR FINISH SYSTEM, PAINTED TO MATCH DUNE EDWARDS, 6141 W. WYAMM CIRCLE, TYPICAL COLOR.
3. SMOOTH FINISH STUCCO EXTERIOR FINISH SYSTEM, PAINTED TO MATCH DUNE EDWARDS, 6141 W. WYAMM CIRCLE, FACERIT COLOR.
4. BRICK IS TO MATCH DUNE EDWARDS, 6141 W. WYAMM CIRCLE, FACERIT COLOR AND PAINTED TO MATCH BUILDING.

KEYNOTES

1. SMOOTH FINISH STUCCO EXTERIOR FINISH SYSTEM, PAINTED TO MATCH DUNE EDWARDS, 6141 W. WYAMM CIRCLE, TYPICAL COLOR.
2. SMOOTH FINISH STUCCO EXTERIOR FINISH SYSTEM, PAINTED TO MATCH DUNE EDWARDS, 6141 W. WYAMM CIRCLE, FACERIT COLOR.
3. BRICK IS TO MATCH DUNE EDWARDS, 6141 W. WYAMM CIRCLE, FACERIT COLOR AND PAINTED TO MATCH BUILDING.
4. PRE-FINISHED STANDING SEAM METAL ROOF PANEL SYSTEM, SLAT GRAY METAL ROOF PANEL COLOR.
5. ALUMINUM WINDOW FRAMING SYSTEM WITH HILSLOE BRONZE FINISH.
6. METAL PAINTED TO MATCH DUNE EDWARDS, 6141 W. WYAMM CIRCLE, FACERIT COLOR.
7. BUTLER MECHANICAL UNIT TO BE FULLY SCREENED BY ROOF TO VERT. TOP OF THE

8. GLAZING, BROWN TINT.
9. ROOF PAINT SCREEN FINISH.
10. 3" THICK PAINTED METAL, GREY-GREEN PANEL, PAINT DUNE EDWARDS BRICK, WEATHER BROWN. SET DETAIL 9.1.6.
11. WAREHOOT WALL, FAUX STONE VENEER EXTERIOR FINISH SYSTEM, EL DOMINGO CONCRETE STONE CAP.
12. BASED PLASTER, SMOOTH STUCCO EXTERIOR FINISH, PAINTED TO MATCH DUNE EDWARDS, 6141 W. WYAMM CIRCLE, FACERIT COLOR.
13. WALL RECESSED METAL SUBTILE FINISH, 1/2" x 1/2" LF.
14. CONCRETE CAP, PAINT DUNE EDWARDS, 6141 W. WYAMM CIRCLE.
15. BASED PLASTER, SMOOTH STUCCO EXTERIOR FINISH, PAINT TO MATCH DUNE EDWARDS, 6141 W. WYAMM CIRCLE.

KEY PLAN
NOT TO SCALE



ORDINANCE NO. 4083

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 to PAD (DVR08-0012 GREYWOOD PROFESSIONAL OFFICES) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'.

Said parcel is hereby rezoned from AG-1 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Greywood Professional Offices", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0012, 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. 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.

4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. 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.
6. 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.
7. 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.
8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
9. 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.
10. Raceway signage shall be prohibited within the development.
11. Landscaping shall be in compliance with current Commercial Design Standards.
12. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
13. The site shall be maintained in a clean and orderly manner.
14. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

15. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
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 Greywood Professional Offices development shall use treated effluent to maintain open space, common areas, and landscape tracts.

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.

LEGAL DESCRIPTION

THE EAST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PORTION OF A PARCEL OF LAND AS DESCRIBED IN DEED #99-1052969, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN, THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 36, BEING MONUMENTED WITH A BRASS CAP IN HAND HOLE, FROM WHICH THE SOUTHEAST CORNER OF SECTION 36 BEARS SOUTH 00 DEGREES 16 MINUTES 53 SECONDS EAST A DISTANCE OF 2641.64 FEET, SAID LINE BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 AND THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE, SOUTH 00 DEGREES 16 MINUTES 53 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 330.21 FEET MORE OR LESS;

THENCE, SOUTH 89 DEGREES 41 MINUTES 55 SECONDS WEST, TO A POINT FALLING ON THE NORTH LINE OF THE SUBJECT PARCEL, A DISTANCE OF 33.00 FEET; TO THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 00 DEGREES 16 MINUTES 53 SECONDS EAST, ALONG THE WEST GILBERT ROAD RIGHT-OF-WAY LINE, A DISTANCE OF 330.15 FEET;

THENCE, SOUTH 89 DEGREES 22 MINUTES 46 SECONDS WEST, ALONG THE SOUTH LINE OF THE SUBJECT PARCEL, A DISTANCE OF 32.00 FEET;

THENCE, NORTH 00 DEGREES 16 MINUTES 53 SECONDS WEST, PARALLEL TO AND 65.00 FEET WEST OF THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 330.32 FEET;

THENCE, NORTH 89 DEGREES 41 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF THE SUBJECT PARCEL, A DISTANCE OF 32.00 FEET TO THE TRUE POINT OF BEGINNING AND EXCEPT THE EAST 33.00 FEET.

