

#13  
SEP 11 2008



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*Where Values Make The Difference*

**MEMORANDUM**

**Planning and Development – CC Memo No. 08-166**

**DATE:** AUGUST 21, 2008

**TO:** MAYOR AND CITY COUNCIL

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

**FROM:** BILL DERMODY, SENIOR CITY PLANNER

**SUBJECT:** PDP08-0020 WELLS FARGO OCOTILLO SERVICE CENTER

**Request:** Preliminary Development Plan (PDP) approval for a new data processing service center

**Location:** West of the northwest corner of Price and Queen Creek Roads

**Applicant:** R.S.P. Architects

**Developer:** Wells Fargo Bank

**Project Info:** 432,000 square foot data processing service center building built in two phases on a portion of a 63-acre site

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, PCO/PAD and PAD zoning, Planning Commission and Staff recommend approval subject to conditions.

**BACKGROUND**

The majority of the 63-acre Wells Fargo campus at the northwest corner of Price and Queen Creek Roads was zoned in 2002 to Planned Commercial Office (PCO) with a Planned Area Development (PAD) overlay for a commercial office center. Approximately 15 acres in the site's southwestern portion was also zoned PAD for an office building and 50,000 square feet of potential retail. The existing master plan is for six office buildings, two of which have been constructed, and several parking structures. To the north is an agricultural parcel that was zoned PAD in 2005 for the TSYS data operations center. To the west is the Gila River Indian

Community. South across Queen Creek Road is the recently approved Park Ocotillo office-industrial-retail development and an existing Mobil fuel station/convenience store.

The application requests approval of a 432,000 square foot data processing service center (hereafter "service center") in the southwestern portion of the site to be built in two phases. Phase One includes a 224,000 square foot, two-story structure located approximately 500 feet north of Queen Creek Road. Phase Two is a 208,500 square foot addition that is a near-mirror image of Phase I and extends the building southward. The service center occupies an area that the former master plan designated for an office building and a potential parking structure. The proposed development overlaps the site's two zoning districts (PCO/PAD and PAD) and is designed for uses allowed in either district. The updated master plan includes a total of five office buildings (including the two already built) and three parking structures. The plan maintains design elements from the original plan including the general office building orientations and the broad pedestrian plaza between them.

Secure gated access to the service center is provided via a new driveway from Queen Creek Road that is located at a proposed full-access median break near the site's midpoint. The meandering driveway also connects north to the existing campus development and will provide access for future development in the southeast portion of the site. A well-landscaped 8'-high decorative black iron security fence surrounds both phases of the service center and an equipment yard located west of the building. Representative photographs of the security fence are among the memo attachments.

The service center reduces the campus's overall parking provision by 161 spaces. The application represents that no more than 20 employees will ever be required on-site due to the nature of the work performed in the service center and its dedication primarily to equipment. No parking shortage is anticipated from the service center construction because the existing campus parking is under-utilized by several hundred spaces. As an additional measure, the campus's planned parking structures could be expanded to accommodate extra floors of parking if greater demand were to be generated in the future.

The project provides generous landscaping along the Queen Creek Road frontage and surrounding the building. In recognition of its status as a gateway to the City and per existing zoning conditions, the Queen Creek Road landscape buffer is 50' in depth and includes extensive turf and rolling berms. Palo Verde trees are featured at the building's north side entrance, while Sissoo trees are placed along the southern Phase One façade and in dense rows to the building's east. Date Palms trees highlight the Queen Creek Road driveway and, per condition, will be added to an internal driveway median that extends north to the first cross-drive aisle.

The service center's architecture is effectively integrated with the stylish modern design of the site's existing office buildings. The building presents an attractive, highly articulated design on all building elevations, including the temporary (until Phase Two) south elevation facing Queen Creek Road. The 50'-high, two-story building has no windows and the building design includes substantial vertical and horizontal relief through one-story elements, stepped back massing, and a wide variety of materials and colors such as glass, composite metal, multi-hued precast concrete panels, ribbed metal, and layered aluminum mullions near the entrance. The building emulates

general design themes from the existing offices such as angular composite metal “fins” and horizontal precast bands. The Development Booklet provides architectural representations for Phase One. Phase Two architecture will be commensurate with Phase One. Planning Commission and Staff have included a condition requiring compatibility with Phase One.

The application requests approval of Phase One and Phase Two of the service center. Other elements of the campus master plan that have not received prior PDP approval must receive approval through separate PDP application and approval. Phase One construction is planned to commence in October 2008.

### **DISCUSSION**

Planning Commission and Staff support the request, finding it to be an attractive addition to the Wells Fargo campus, the Price Road Employment Corridor, and the gateway entrance to Chandler on Queen Creek Road. Though largely an independent use from others on the campus, the service center is architecturally well integrated with the rest of the corporate campus and highly articulated for a building of its type. The generous landscaping, both along Queen Creek Road and within the fenced area, enhance the project’s attractiveness. The modified campus master plan maintains a functional building and circulation arrangement that includes the broad pedestrian plazas between structures as originally envisioned for the site. The requested parking deviation is appropriate given the lack of need currently experienced and anticipated to be generated by the service center, plus the ability to add parking through expansion of planned parking garages if necessary.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 6, 2008 at the Snedigar Sports Complex. Two citizens attended, one neighbor and one nearby developer’s representative, who asked general questions and offered support for the project. The development team also met with Ocotillo Community Association representatives to discuss the project on August 4, 2008 and received positive feedback.
- At the time of this writing, Staff is not aware of any opposition to the request

### **PLANNING COMMISSION VOTE REPORT**

Motion to approve.

In Favor: 7    Opposed: 0

### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan and PCO/PAD and PAD zoning, recommend approval of PDP08-0020 WELLS FARGO OCOTILLO SERVICE CENTER subject to the following conditions:

1. Compliance with original stipulations adopted by the City Council as Ordinance No. 3389, in case DVR02-0021 WELLS FARGO OCOTILLO CORPORATE CENTER, except as modified by condition herein.

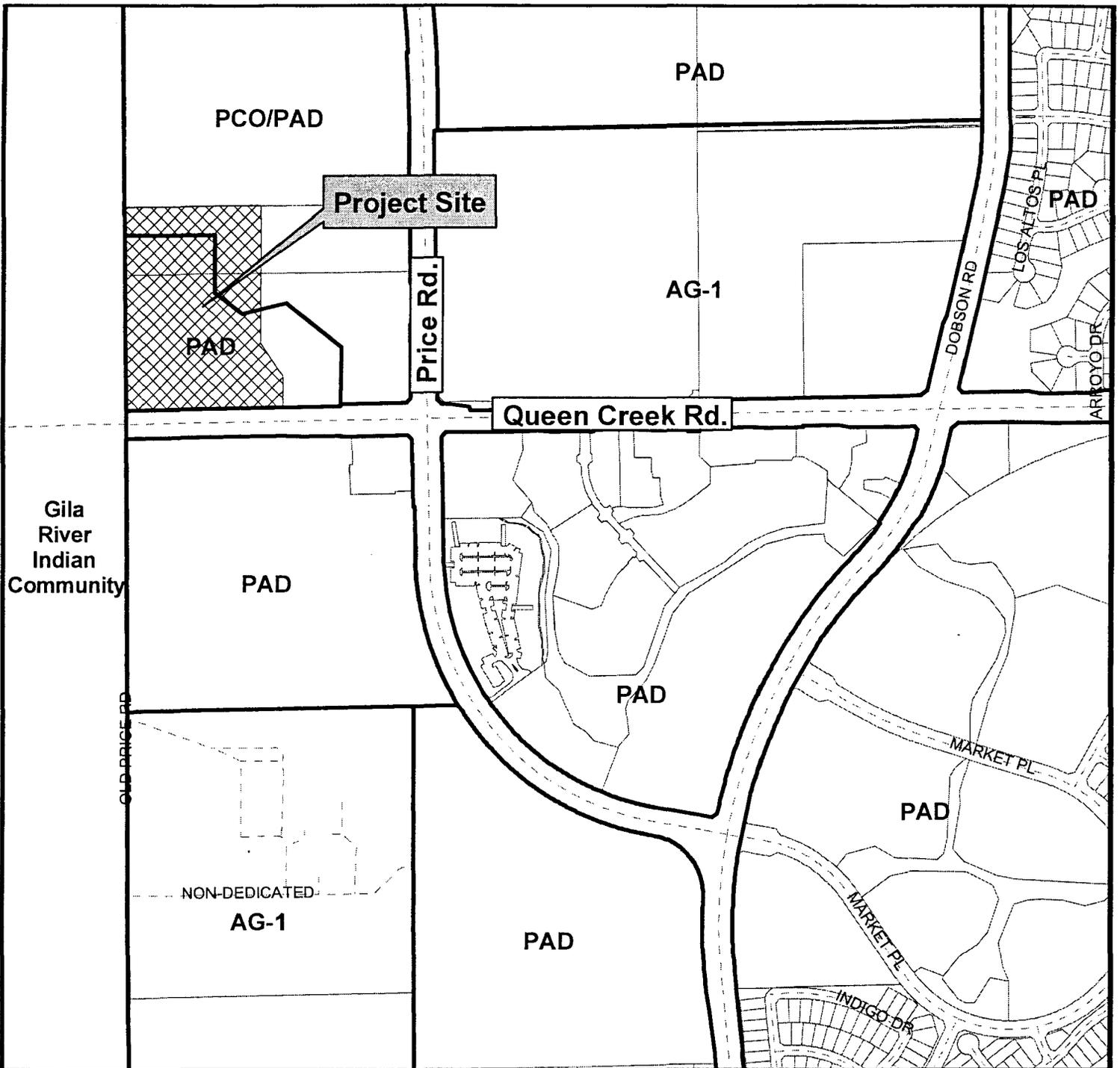
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Wells Fargo Ocotillo Service Center", kept on file in the City of Chandler Planning Services Division, in File No. PDP08-0020, except as modified by condition herein.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
4. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
5. A median shall be added to the driveway from Queen Creek Road. The median shall extend to the first cross-aisle and shall be landscaped in a manner similar to the site's other driveway medians.
6. Phase Two of the data processing service center shall be architecturally compatible with Phase One, using similar forms, materials, and colors and emulating the same level of quality.

**PROPOSED MOTION**

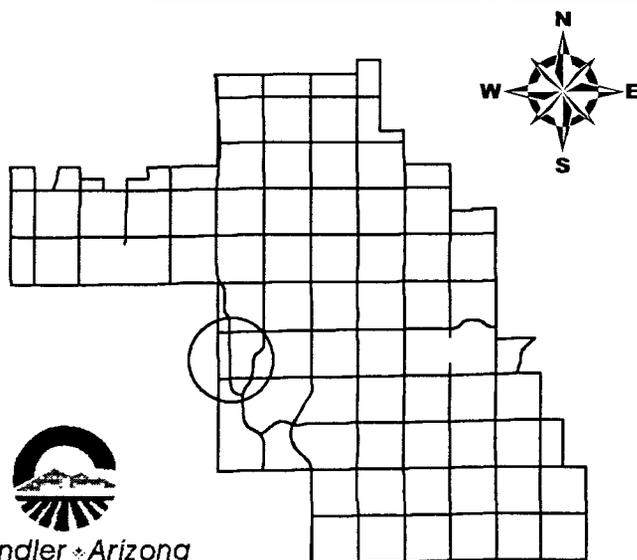
Move approve Preliminary Development Plan case PDP08-0020 WELLS FARGO OCOTILLO SERVICE CENTER subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Site Plan
3. Previously Approved Site Plan
4. Landscape Plan
5. Elevations
6. Perspective View
7. Security Fence Photographs
8. Ordinance No. 3389
9. Development Booklet



## Vicinity Map

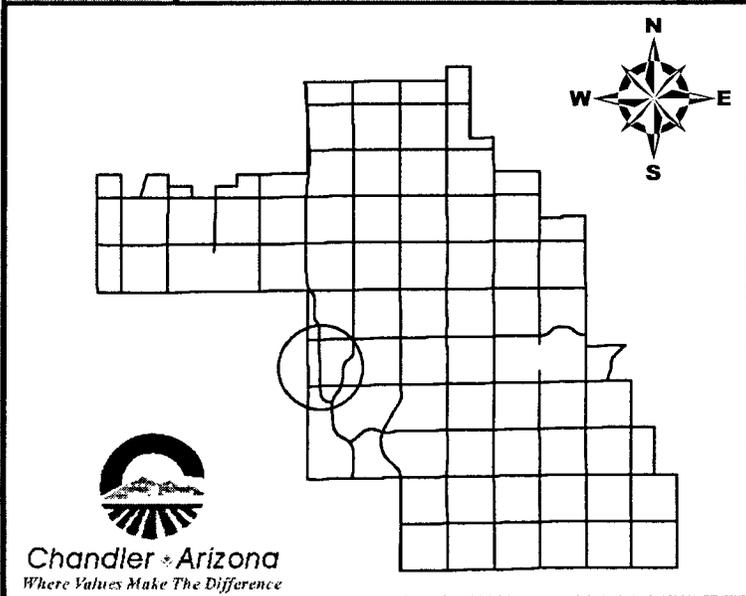
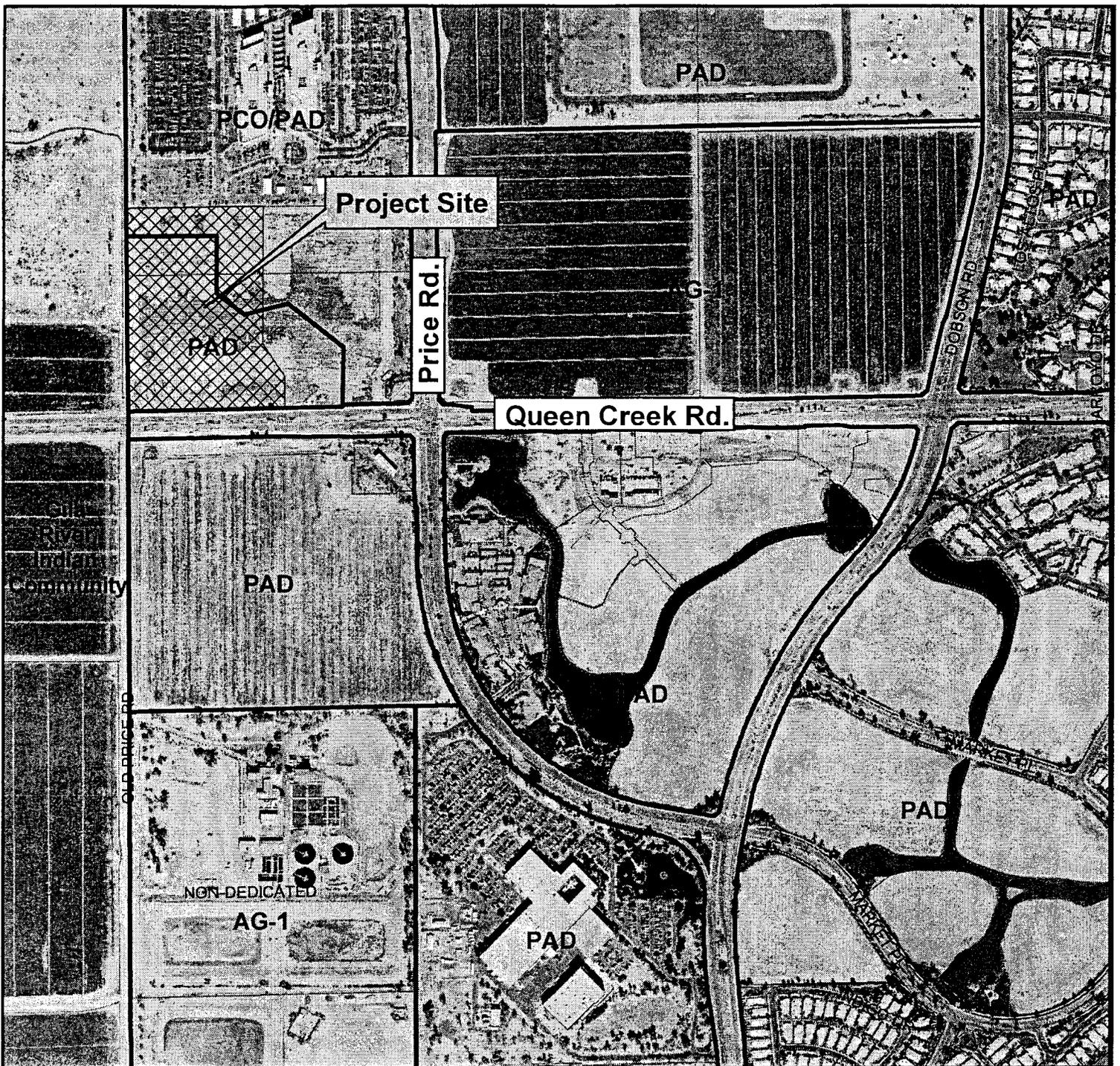


PDP08-0020

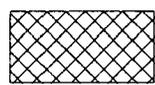
**Wells Fargo Ocotillo Service Center**



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**Vicinity Map**



**PDP08-0020**

**Wells Fargo Ocotillo Service Center**



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

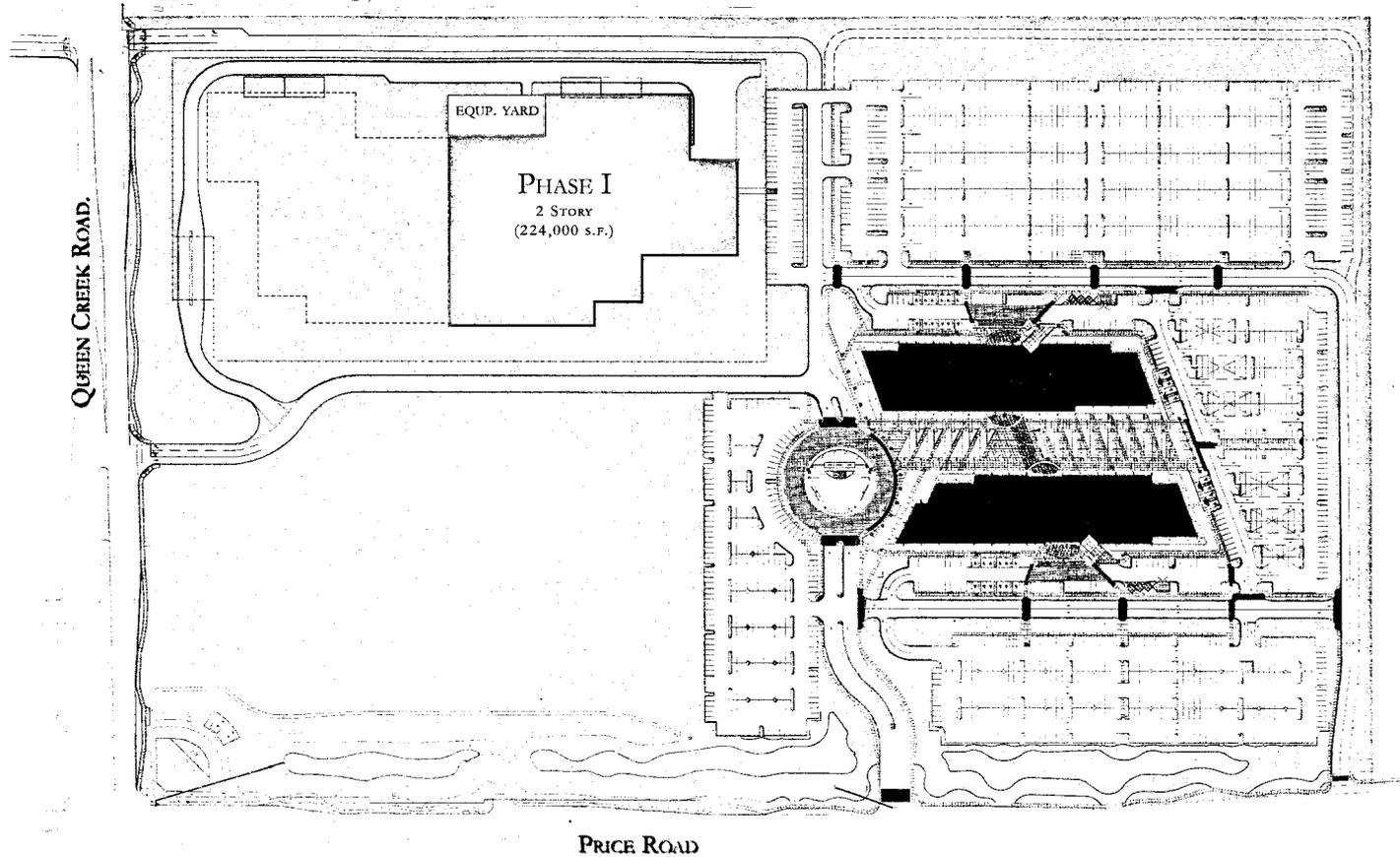
CITY OF CHANDLER 6/30/2008

The proposed Wells Fargo Ocotillo Service Center is sited on the south west corner of the existing Wells Fargo Ocotillo Corporate Center Campus.

The initial phase of the project is a 223,000 gsf facility, with planned expansion for a total building area of 431,500 gsf. The building is comprised of both one (1) and two (2) story portions with a Phase I footprint area of +/- 145,500 SF and planned expansion for a total building footprint area of 276,500 sf. The building heights will range from +/- 50 feet at the 2 story portion to +/- 20 to 30 feet at the 1 story portions.

The Service Center is essentially a 'lights-out', 24 x 7 operation with minimal on-site staff (< 20 employees). It will be accessed via a new curb cut and median break from Queen Creek Road on the south side of the site. The building will be surrounded by an 8'-0" high fence with a secure sally-port entrance located on the south side for service vehicle traffic and dock access. Employee / visitor parking will be provided outside of the secure perimeter on the north side of the building with a pedestrian walk to the secure entrance lobby. This will be the single point of pedestrian entrance to the facility.

The current parking lots on campus are under utilized. The Owner has determined that there are 450 empty parking stalls on any given day. For that reason no additional parking will be provided. The first phase of this project would result in a net loss of 161 parking spaces on campus. Additional parking will be provided if needed, or in conjunction with new office space at a ratio of 5 spaces per 1000 square feet of office space.



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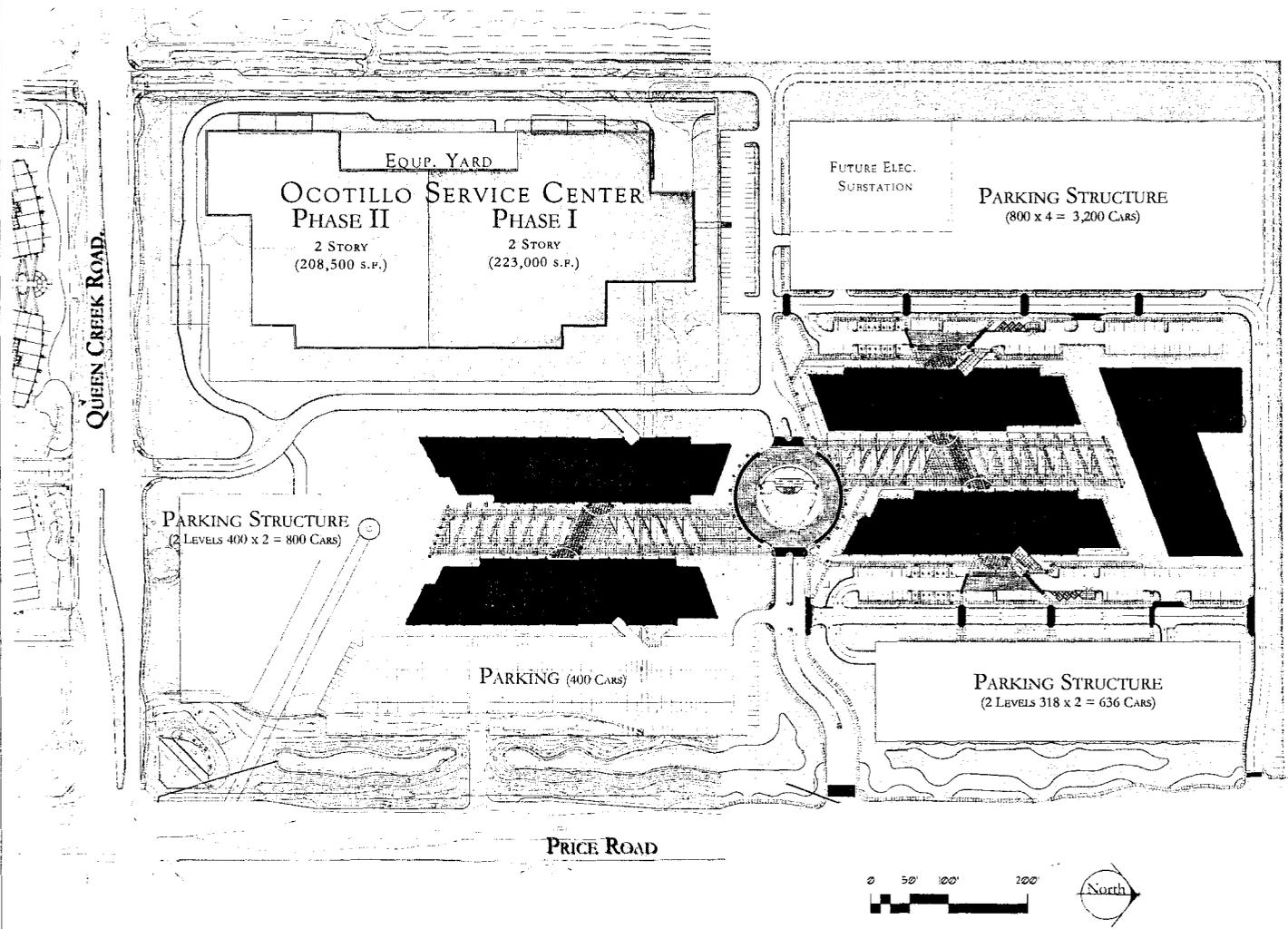
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To the extent possible, the design intent of the original master plan has been preserved, while accommodating the new requirements of the Service Center. The buildings are sited to accommodate the space requirements of each phase and so that the five major structures create a massing that tapers to a lower profile at the ends as viewed from Price Road. At full build-out the campus will consist of five office buildings, the Service Center and 45,000 sf of retail space, with a total usable area of 1,200,000 square feet. The office buildings will be oriented around a central pedestrian mall running north-south on the site. Per the original master plan for the site, the two existing office buildings are designated building 'A' and 'B'. Future office buildings 'D' and 'E' will continue the pedestrian mall across the center drive to the south side of the site, and transition to the existing water feature at the southeast corner of the site. Future Building 'C' will terminate the axis of the pedestrian mall to the north.



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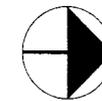
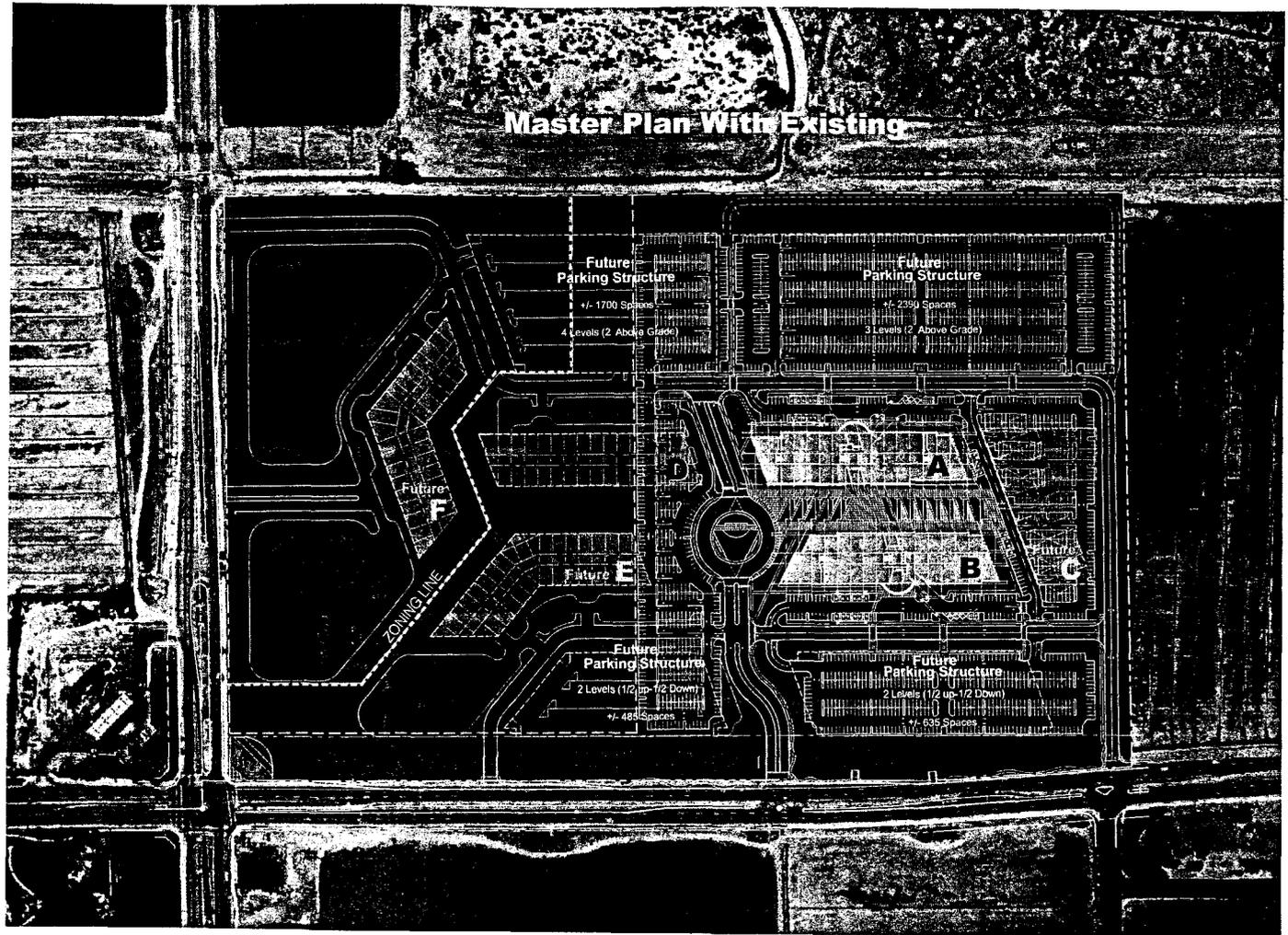
MASTER PLAN 5

## Phase II - Building 'D' - Project Narrative

The impetus for Phase II of the Ocotillo Corporate Center is to create another 205,000 square foot of needed office space in this elite Chandler office complex. Phase I created two four-story buildings with an excellent pedestrian mall, three sparkling fountains and an appealing landscape frontage along Price Road. Phase II will continue the theme and fill out more of the six building master plan as previously approved by the City of Chandler. Ocotillo Corporate Center Phase II will consist of a single 4 story, 205,000 square foot class 'A' building, surrounding landscaping and landscaped parking, a pedestrian mall to match and compliment the existing mall with a connection to the corner water feature and a landscaped border along Queen Creek Road.

Per the original master plan, the two buildings built during Phase I are designated building 'A' and 'B'. The proposed plan for Phase II is to build the building designated building 'D' in the master plan. Building 'D' is a carbon copy of the previously designed and built Building 'A'. Building 'D' will necessitate the construction of an access road along the west side of the site to connect to Queen Creek Road. This will tie into the "old Price Rd alignment" intersection that is being redesigned by City of Chandler Streets and Traffic concurrently with the on-site design of Phase II. Building 'D', which is south of the central access drive on the site will also invoke the creation of a fully landscaped frontage along Queen Creek Road. Parking for this phase will be all surface parking with approximately 10% being covered. The number of new parking spaces created will maintain the current site ratio of 5 spaces per 1000 square feet of office space.

As the design of Building 'D' is identical to Building 'A', most of the design work for Phase II revolves around site layout, landscaping and off-site considerations. Every effort is being made to maintain and extend the high standards provided in Phase I. See Elevations on sheets 3 & 4.



Aerial Composite Plan

**Wells Fargo**  
Ocotillo Corporate Center

Chandler, Arizona

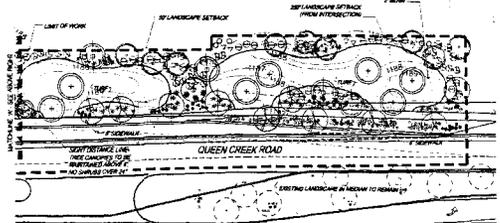
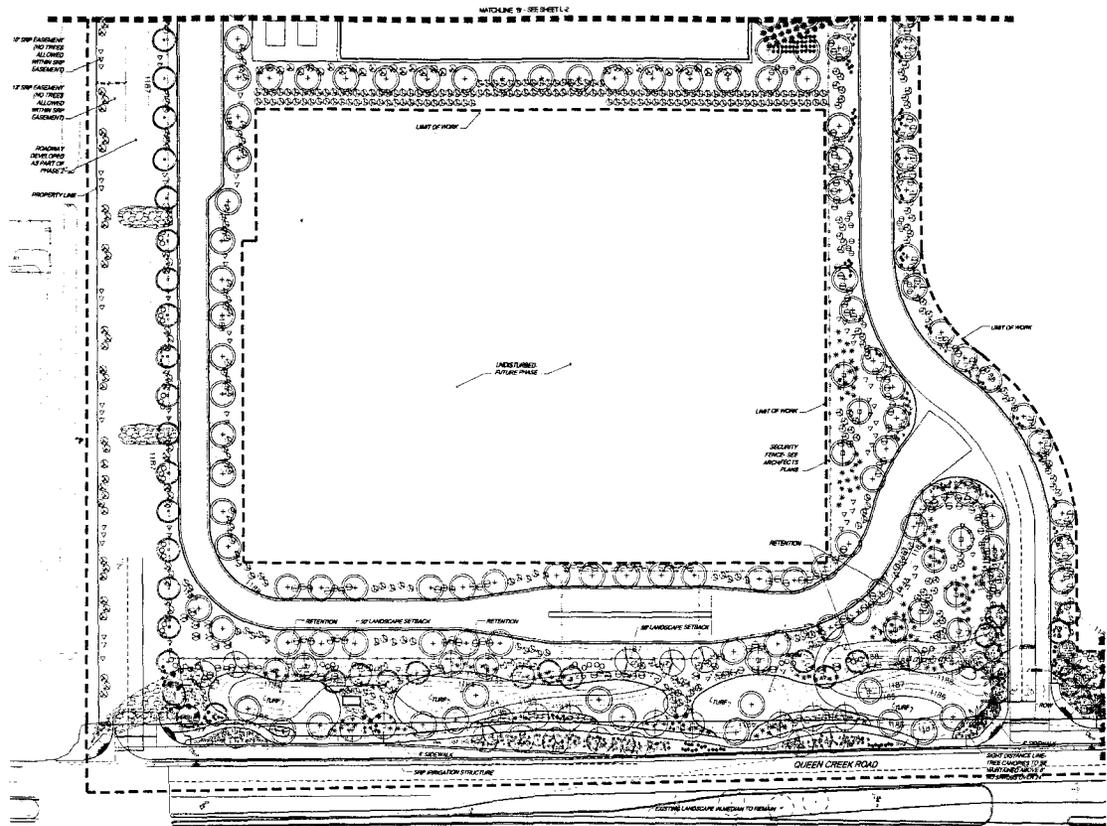
 DLR Group

2

PREVIOUSLY APPROVED  
SITE PLAN

PRELIMINARY PLANT LIST

SYMBOLS	TREES	SIZE / REMARKS	QUANTITY	GALES/HR
	EXISTING TREES	N/A		
○	ACACIA SMALL	24" BOX, STANDARD MATCHED	88	1.50
○	CERCOGLUM SP	24" BOX, MULTITRUNK MATCHED	20	1.50
○	DESERT MUSEUM PALM VERDE	24" BOX, STANDARD MATCHED	246	1.25
○	DALBERGIA BRISB	24" BOX, STANDARD MATCHED		
○	PHOENIX DACTYLIPERLA DATE PALM	28 FEET, MATCHED	22	
○	PROSOPE SP MARGATE	24" BOX, MULTITRUNK MATCHED	20	1.50
○	FRAXEL COBOLIFORMIS PURPLE LEAF PLUM	36" BOX, STANDARD MATCHED	18	2.50
	SHRUBS			
○	CAROLINA ALLIUM	2 GAL	20	
○	RED BIRD OF PARADISE	2 GAL	137	
○	DOODONIA VINCOSA HORSESHOE BURN	2 GAL	97	
○	BRUCEA PARVIFLORA BOTTLEBRUSH	2 GAL	248	
○	LEUCOPHYLLUM DANDIDUM SILVER CLOUD SAGE	2 GAL	282	
○	LEUCOPHYLLUM LANGHAMIAE RED BRASSO SAGE	2 GAL	300	
○	HELIOPSIS SCUTELLARIA BLUE HUELLA	2 GAL	142	
○	ACACIA / YUCCA	2 GAL	888	
○	AGAVE AMERICANA CENTURY PLANT	2 GAL	400	
○	AGAVE OBTUSIFLORA THIN FLOWERED AGAVE	2 GAL	128	
○	BOLSONALIA SP. BARBARA KIRST	2 GAL	0	
○	DARYLWHEAT WHEATERN DESERT SPOON	2 GAL	0	
○	EDMONDCACTUS ORUSCHMI GOLDEN BARRREL CACTUS	2 GAL	0	
○	POULONIA SP. LINDSEY OCTILLO	10 WAMP BAK	0	
○	HELIOPSIS SP. PARVIFLORA RED YUCCA	2 GAL	116	
○	HELIOPSIS SP. CRASSA	1 GAL	167	
	GROUNDCOVER			
○	CONYCELLUS CHERIDUM BUSH MORNING GLORY	1 GAL @ 7 O.C.	85	
○	GALDANA ROSEUS GALDANA	1 GAL @ 7 O.C.	85	
○	LANTANA NEW GOLD NEW GOLD LANTANA	1 GAL @ 7 O.C.	750	
○	VERBENA PERUVIANA VERBENA	1 GAL @ 7 O.C.	300	
	TURF: HYBRID BERMUDA	300' ON STCOLONS OPTION	30,000 s.f.	
	2" MIN. DEPTH		0	
	CONCRETE HEADST			



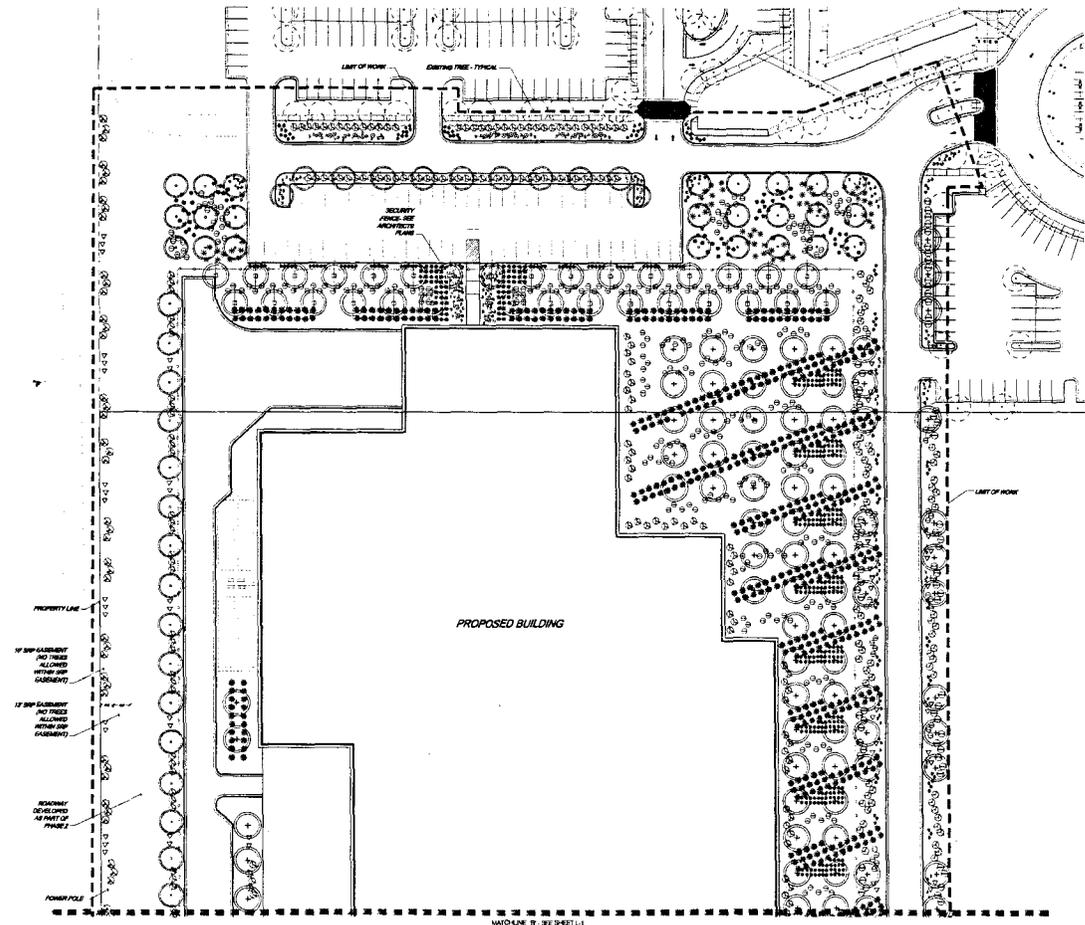
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PRELIMINARY PLANT LIST

SYMBOLS	TREES	SIZE / REMARKS	QUANTITY	GALPER
	<b>EXISTING TREES</b>	N/A		
○	ACACIA SMALL	34" BOX, STANDARD MATCHED	80	1.80
○	ACACIA MUSEUM PALM VERDE	24" BOX, MULTI-TRUNK MATCHED	65	1.20
○	DALBERGIA 3550	24" BOX, STANDARD MATCHED	248	1.25
○	PHOENIX DACTYLIFERA DATE PALM	20 FEET, MATCHED	22	
○	PROSOPIA SP. MESQUITE	24" BOX, MULTI-TRUNK MATCHED	20	1.80
○	FRAXINUS CERASIFERA 'AUTROFLORIBENEA' PURPLE LEAF PLUM	30" BOX, STANDARD MATCHED	10	2.80
	<b>SHRUBS</b>			
⊗	CAESALPYNIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	20	
⊗	DODONAEA VIBICOSA HOPBRED BUSH	5 GAL	157	
○	BUCELIA FARRINORA BRITTELBOOM	5 GAL	97	
○	LEUCOPHYLLUM CANDIDUM SILVER CLOUD SAGE	5 GAL	248	
○	LEUCOPHYLLUM LAMORANHAIE RIO BRAVO SAGE	5 GAL	382	
○	RUELLIA BRITTONIANA BLUE RUELLIA	5 GAL	350	
○	SUBROSA CHINENSIS JOJOBA	5 GAL	142	
	<b>ACCENTS / VINES</b>			
●	AGAVE AMERICANA CENTURY PLANT	5 GAL	888	
●	AGAVE GEMMIFLORA THORN FLOWERS AGAVE	5 GAL	400	
▽	BOLGANVILLEA SPP. BOLGANVILLEA BARBARA KARST	5 GAL	120	
○	DASYLIRION WHEELERII DESERT SPOON	5 GAL	0	
○	ECHINOCACTUS GRUNDWIGI GOLDEN BARREL CACTUS	5 GAL	0	
○	FOUQUIERIA SPLENDENS OCTELO	10 1/2" WIP. MIN.	0	
○	NEPENTHACE PARVIFLORA RED TIGER	5 GAL	115	
*	MULLEBERGIA SPP. DEER GRASS	1 GAL	157	
	<b>GROUNDCOVER</b>			
○	COMMUNIS OREGANUM BLUE MORNING GLORY	1 GAL @ 3" G.C.	85	
○	GAZANIA ROBENS GAZANIA	1 GAL @ 3" G.C.	85	
○	LANTANA NEW GOLD LANTANA	1 GAL @ 3" G.C.	750	
○	VERBENA PERUVIANA VERBENA	1 GAL @ 3" G.C.	588	
■	TURF, HYBRID BERBERIS	300' ON STCOLONS OPTION	30,000 L.F.	
□	DECOMPOSED GRANITE ALL PLANTING AREAS COLOR TO MATCH EXISTING ON SITE	2" MIN. DEPTH	0	
—	CONCRETE HEADER	CURBSTYLE		

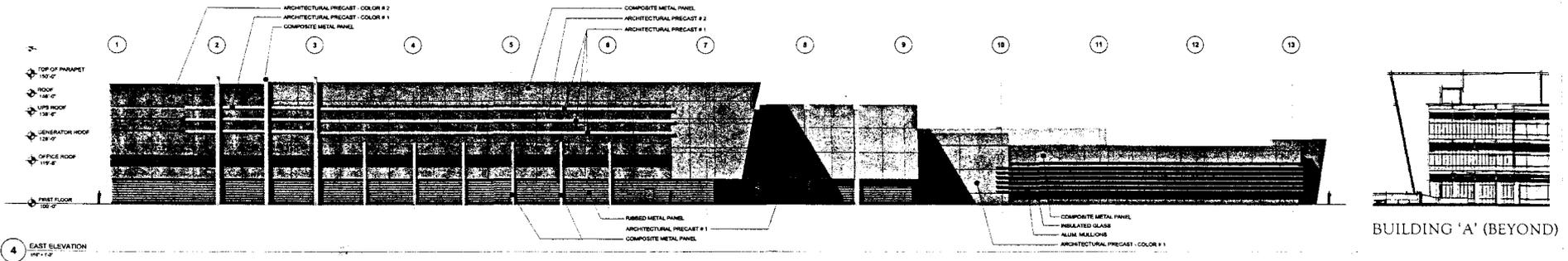
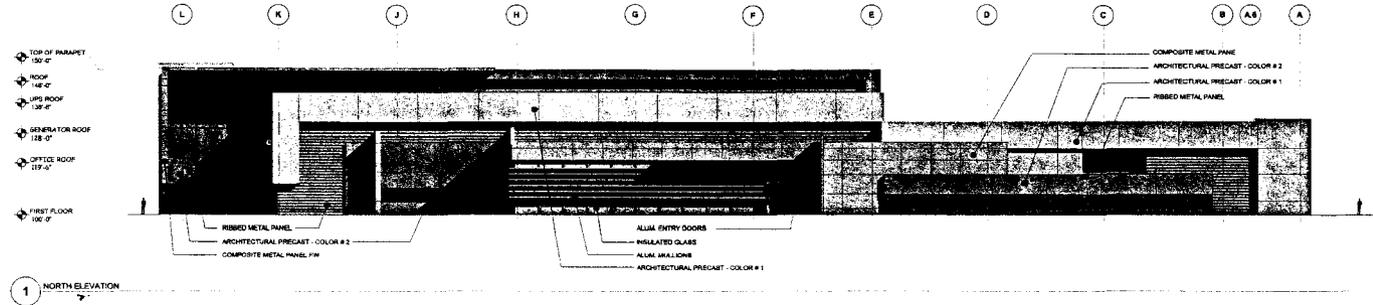


# ARCHITECTURAL DESIGN NARRATIVE

Forms and materials appropriate to the desert southwest are interpreted in a contemporary way, reflecting the high-tech nature of the major surrounding developments and the Price Corridor Plan. The exterior skin will consist of a combination of architectural pre-cast concrete, metal panel and glass curtain-wall and is designed to complement, but not compete with office buildings on the campus. The colors are derived from the surrounding natural and built environment, and while the colors and material are consistent throughout the campus, their use and placement vary to give the buildings their own identity and contribute to a cohesive but diverse image from the street. The overall development is set to clearly provide a unified business campus environment.

All infrastructure equipment will be located within the building or the enclosed service yard located on the west side. There will be no roof mounted equipment.

# WELLS FARGO - OCOTILLO SERVICE CENTER



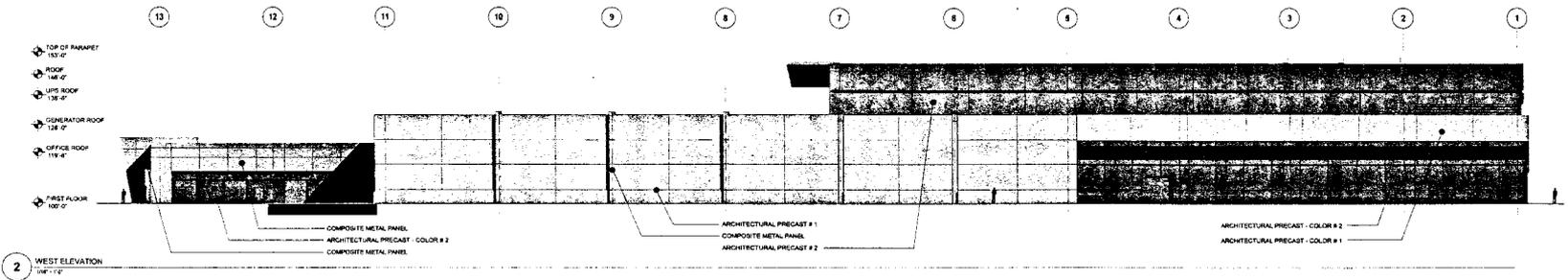
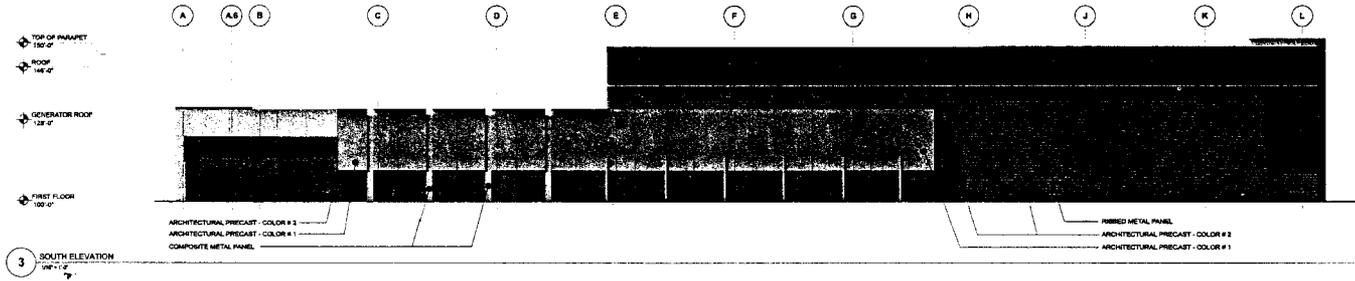
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BUILDING ELEVATIONS 10

# WELLS FARGO - OCOTILLO SERVICE CENTER



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BUILDING ELEVATIONS 11

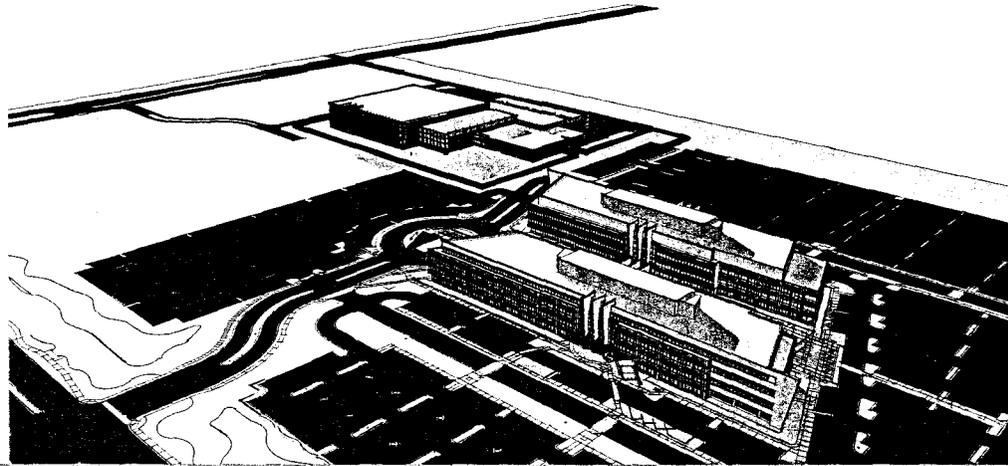


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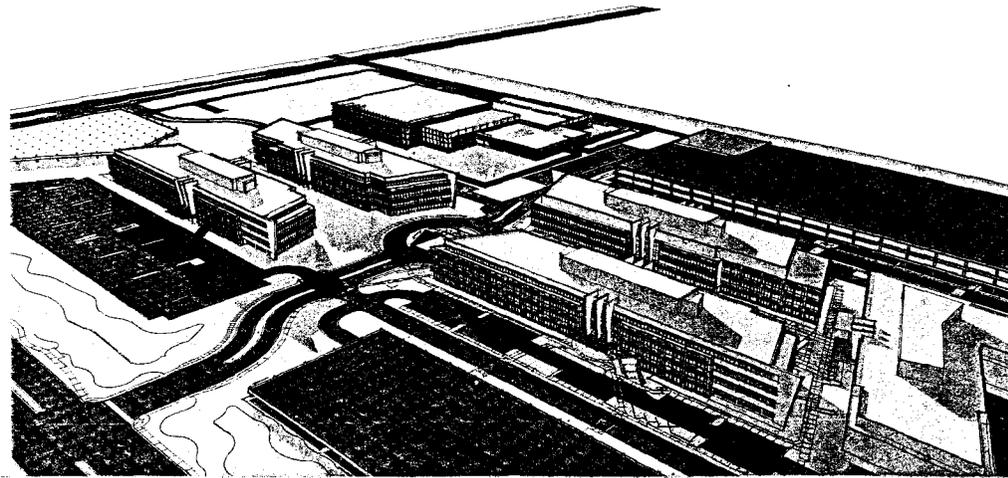
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PERSPECTIVE VIEW 14  
(FROM CENTER OF CAMPUS)



PHASE I



FULL BUILD

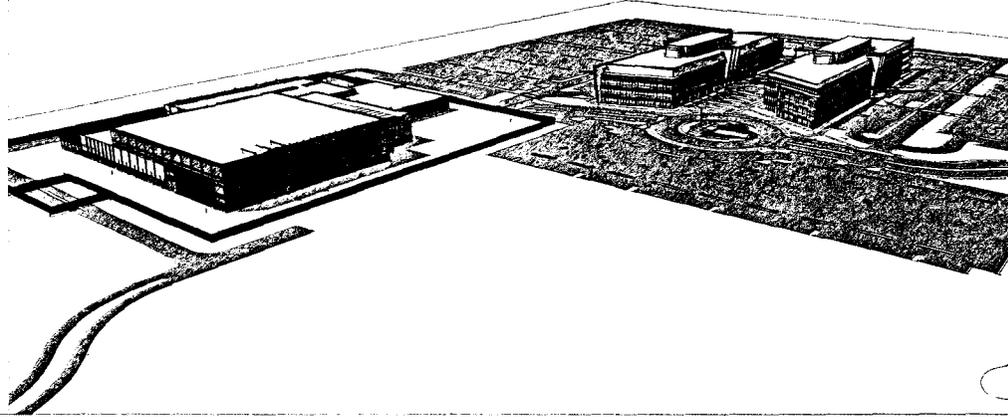


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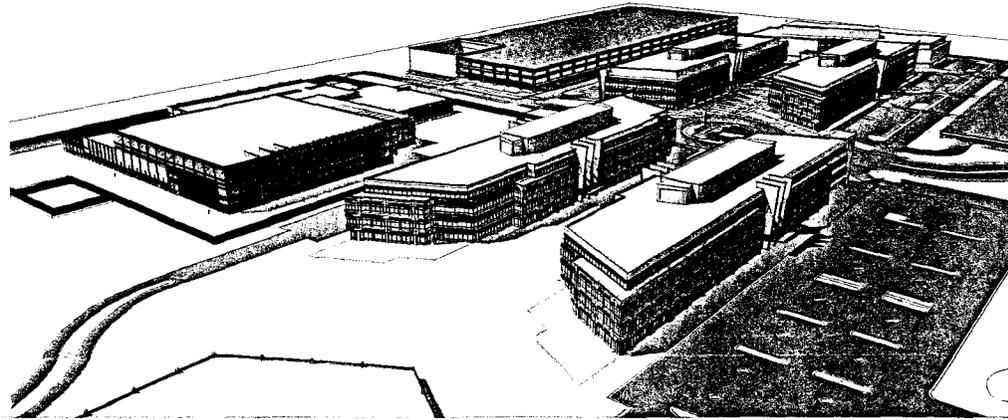
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BIRD'S EYE 15  
LOOKING SOUTHWEST



PHASE I



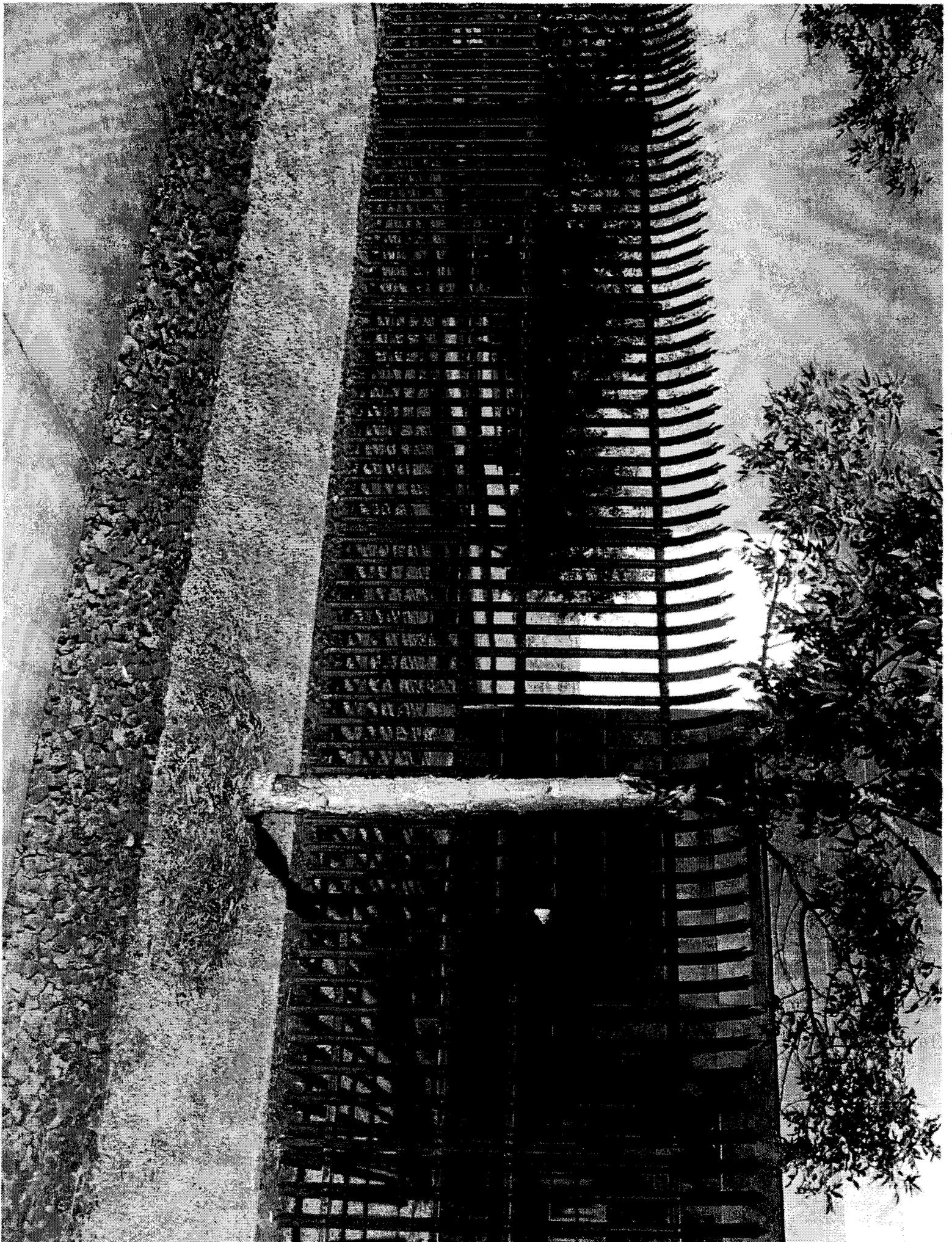
FULL BUILD

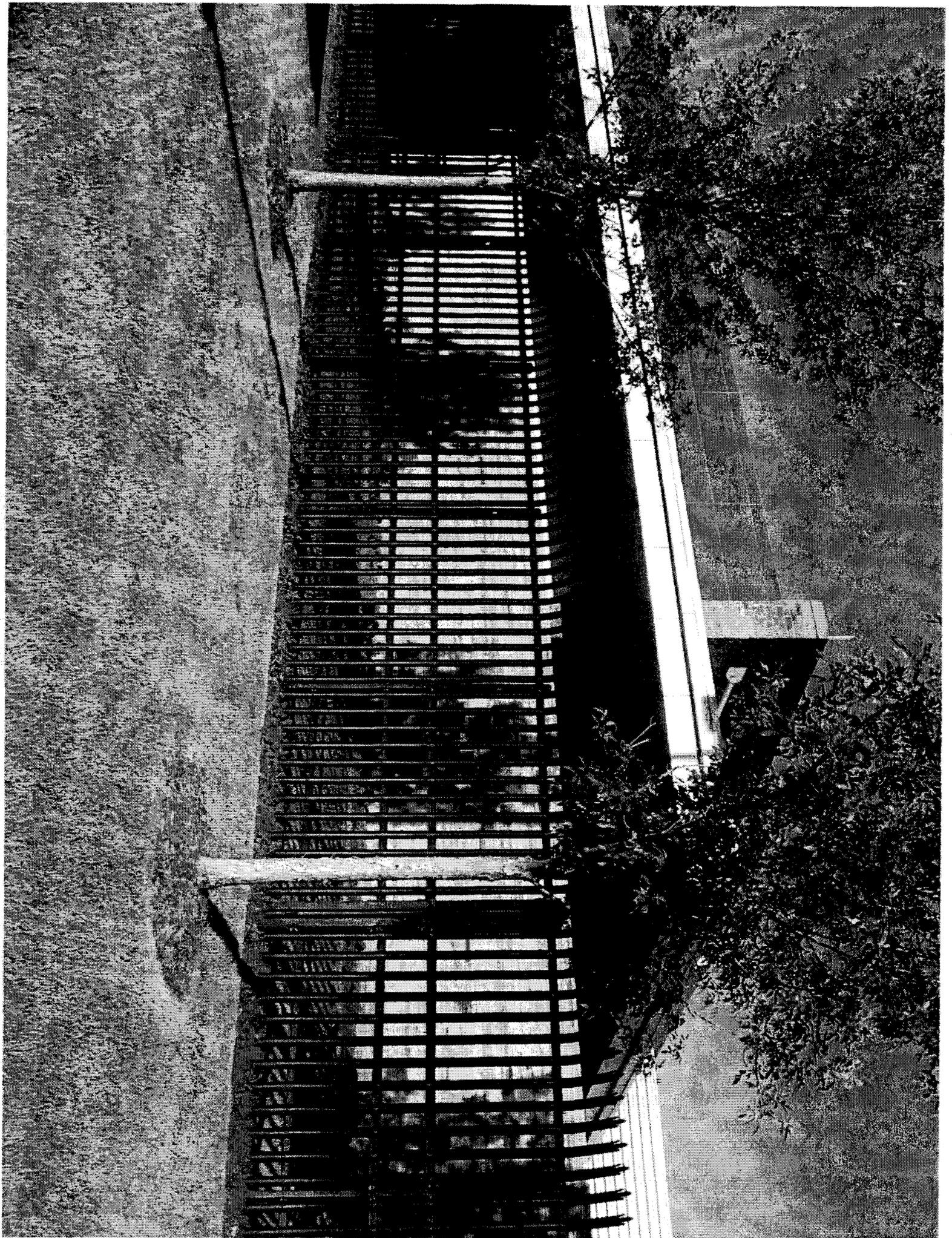


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ORDINANCE NO. 3389

OFFICIAL FILE COPY  
CITY OF CHANDLER  
CITY CLERK

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 TO P.C.O. AND PAD (OFFICE AND MINOR RETAIL) (DVR02-0021 WELLS FARGO OCOTILLO CORPORATE 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:

Attached hereto as "Exhibit A"

Said parcel is hereby rezoned from AG-1 to P.C.O. and PAD (office and minor retail), subject to the following conditions:

1. 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 along Queen Creek or Price Roads 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 of Queen Creek or Price Roads and within a specific utility easement.
2. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
3. 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.

4. 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.
5. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled Wells Fargo Ocotillo Corporate Center, kept on file in the City of Chandler Planning Services Division, in File No. DVR02-0021, except as modified by condition herein.
6. Construction shall commence above foundation walls by January 1, 2005 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. The landscaping, exclusive of the medians, in all site open-spaces and adjacent rights-of-way shall be maintained by the property owner.
8. 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. A future comprehensive sign package shall be presented as part of the first Preliminary Development Plan.
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, landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler. 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 Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Wells Fargo Ocotillo Corporate Center development shall use treated effluent to maintain open space, common areas, and landscape tracts.

10. The landscaping design shall include turf in areas visible from the adjacent streets, such as along the frontages or on berms or slopes. Along the 50-foot setback for the Queen Creek Road street frontage there shall be 100 percent turf.
11. A public transportation plan shall be prepared as part of the first Preliminary Development Plan.

12. No drive-thru restaurant uses may be allowed within the retail area.

SECTION II. Except where provided, nothing contained herein shall be construed to be and 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 22<sup>nd</sup> day of August 2002.

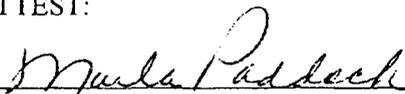
ATTEST:

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

  
\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 12<sup>th</sup> day of September 2002.

ATTEST:

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

  
\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3389 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 12<sup>th</sup> day of September 2002, and that a quorum was present thereat.

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY

PUBLISHED: