

#11

NOV 20 2008



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

**MEMORANDUM**

**Planning & Development - CC Memo No. 08-204**

**DATE:** NOVEMBER 6, 2008

**TO:** MAYOR AND CITY COUNCIL

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

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

**SUBJECT:** PDP08-0015 LOT 4 – STELLAR BUSINESS PARK

**Request:** Preliminary Development Plan approval for a warehouse/office building on Lot 4 within Stellar Business Park

**Location:** West and north of the northwest corner of Chandler Boulevard and McClintock Drive

**Applicant:** Fifer Design Studio

**Project Info:** Site size is approximately 1.5 acres with one, single-story warehouse/office building approximately 18,252 square feet in size

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval subject to conditions.

**BACKGROUND**

The application requests Preliminary Development Plan (PDP) approval for a warehouse/office building on Lot 4 within Stellar Business Park. The subject site is along Enterprise Place in an area zoned for light industrial development. In 2001, the subject site was zoned PAD for I-1 (Planned Industrial District) light industrial uses as part of the larger Stellar Business Park. The zoning allowed for a variety of light industrial business park uses including office and self-storage warehouse facilities. The request is in compliance with the approved zoning.

North of the subject site is a developed warehouse condominium facility. West of the site is Stellar Business Center with industrial warehouse/office buildings and showroom retail. A landscape tract abuts the property's south side. To the east is undeveloped land, which is a part of the larger Chandler Corporate Center project.

The subject site is approximately 1.5 acres with one, single-story warehouse/office building. The building is approximately 18,252 square feet in size accommodating up to 8 small businesses that need warehouse space with an office area. The suites range in size from 1,903 to 2,588 square feet. Suites may be combined for larger occupants.

The development is in conformance with the Commercial Design Standards including site development, landscaping, and building design, and the development standards approved in the 2001 zoning case for Stellar Business Park including site development, building architecture, and signage. The building design incorporates a mix of masonry block finishes including split-face and vertical-scored masonry block. Block types and paint colors are similar to those used on other buildings within the development.

The building's south (front) elevation staggers to break-up wall planes. The building's front is accentuated with two styles of cantilevered shade trellises. Storefront windows are provided for office spaces and wraps around the building's corners. The building's paint coloring, building materials, and shade trellis locations create a distinct appearance for this warehouse/office building.

Building foundation landscaping is provided on the east side and along the building's front. Perimeter landscaping includes a mix of tree and shrub varieties with the streetscape accentuated by Hybrid Thornless Mesquite and Sweet Acacia trees.

There are 50 parking spaces provided; the development is required to provide 30 parking spaces. Parking is provided on the site's north and south sides. A gated, secured parking and work area is provided on the building's north side. There will be no outdoor storage. Parking screen walls and perimeter walls are designed to match the building's material and colors.

Building mounted-signage and a freestanding monument sign are in compliance with Sign Code. The monument sign is 6-feet in height with two tenant names. Tenant panels are non-illuminated, aluminum reverse pan channel with white vinyl graphics. The address letters and numbers are metal reverse pan channel and illuminated. The sign is constructed with split-face block and paint to match the warehouse/office building. The sign is designed with an offset tenant and address panel creating a unique appearance. Building signage is individual reverse pan channel metal lettering with optional halo-illumination.

The FAA determined the proposed building is not a hazard to air navigation.

### **DISCUSSION**

Staff recommends approval for the warehouse/office development finding the use is consistent with the zoning, complements the surrounding users and planned uses, and complies with the intent of the Stellar Business Park development plan.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- Notification is in accordance with City of Chandler Zoning Code requirements.

- A neighborhood meeting was held October 20, 2008. No one attended other than the applicant.
- As of the date of this memo, Staff is not aware of any opposition with this request.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve

In Favor: 7    Opposed: 0

Planning Commission added Condition 7 to break up the parapet roofline to introduce vertical relief on all four-sides of the building.

**RECOMMENDED ACTION**

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval subject to the following conditions:

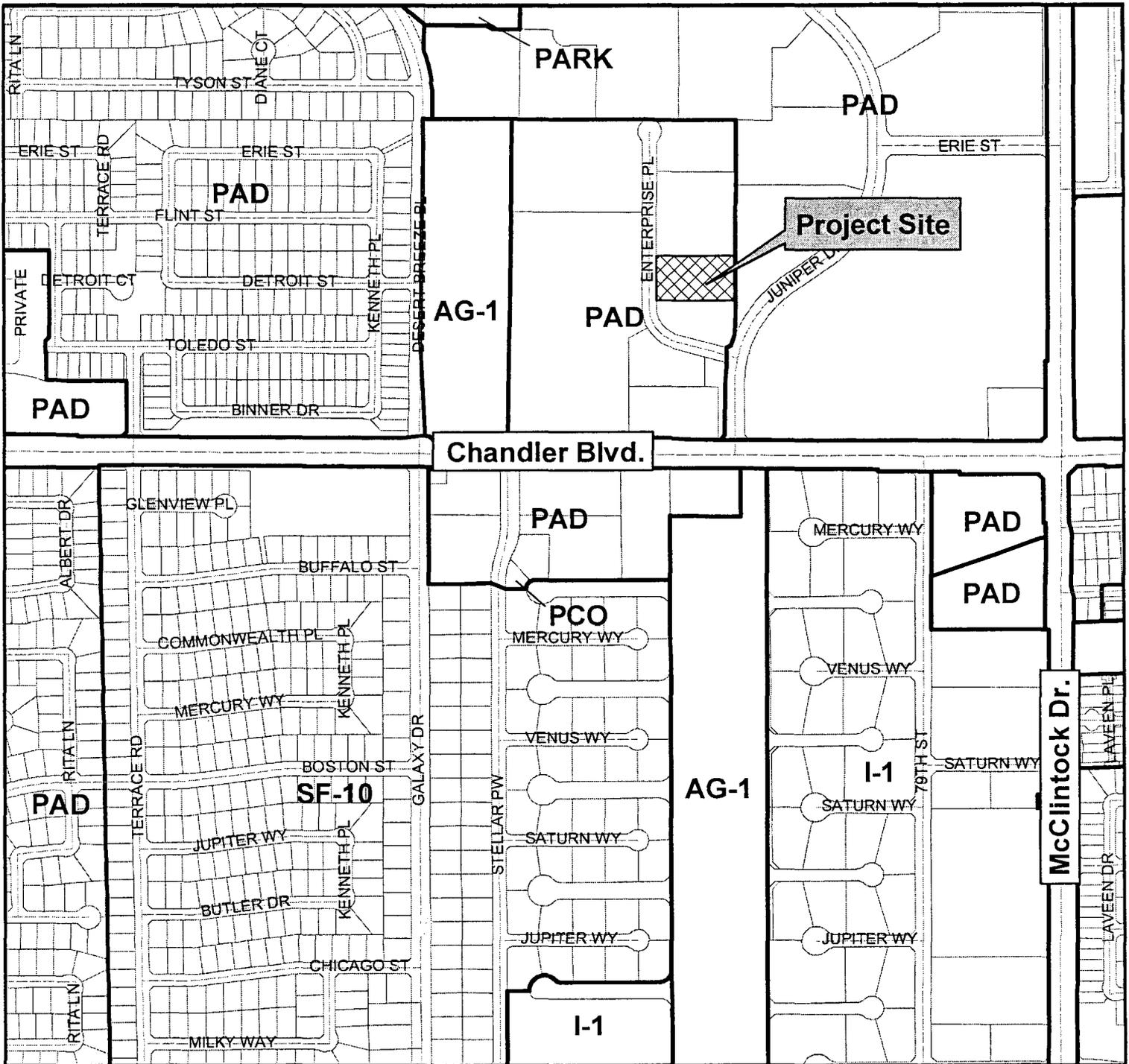
1. Compliance with original stipulations adopted by the City Council as Ordinance No. 3301 in case DVR01-0021 Stellar Business Park, except as modified by condition herein.
2. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
3. Landscaping shall be in compliance with current Commercial Design Standards.
4. Raceway signage shall be prohibited within the development.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
6. The site shall be maintained in a clean and orderly manner.
7. The applicant shall work with Staff to provide vertical parapet relief on all four sides of the building.

**PROPOSED MOTION**

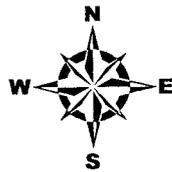
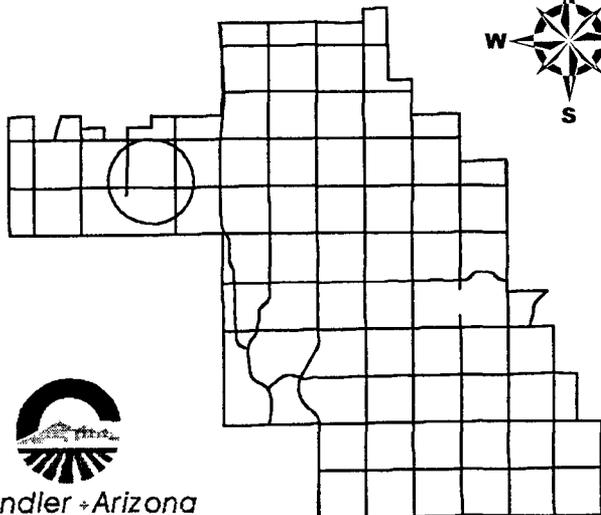
Move to approve Preliminary Development Plan request PDP08-0015 LOT 4 – STELLAR BUSINESS PARK, subject to conditions as recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Ordinance No. 3301
6. Development Booklet, Exhibit A

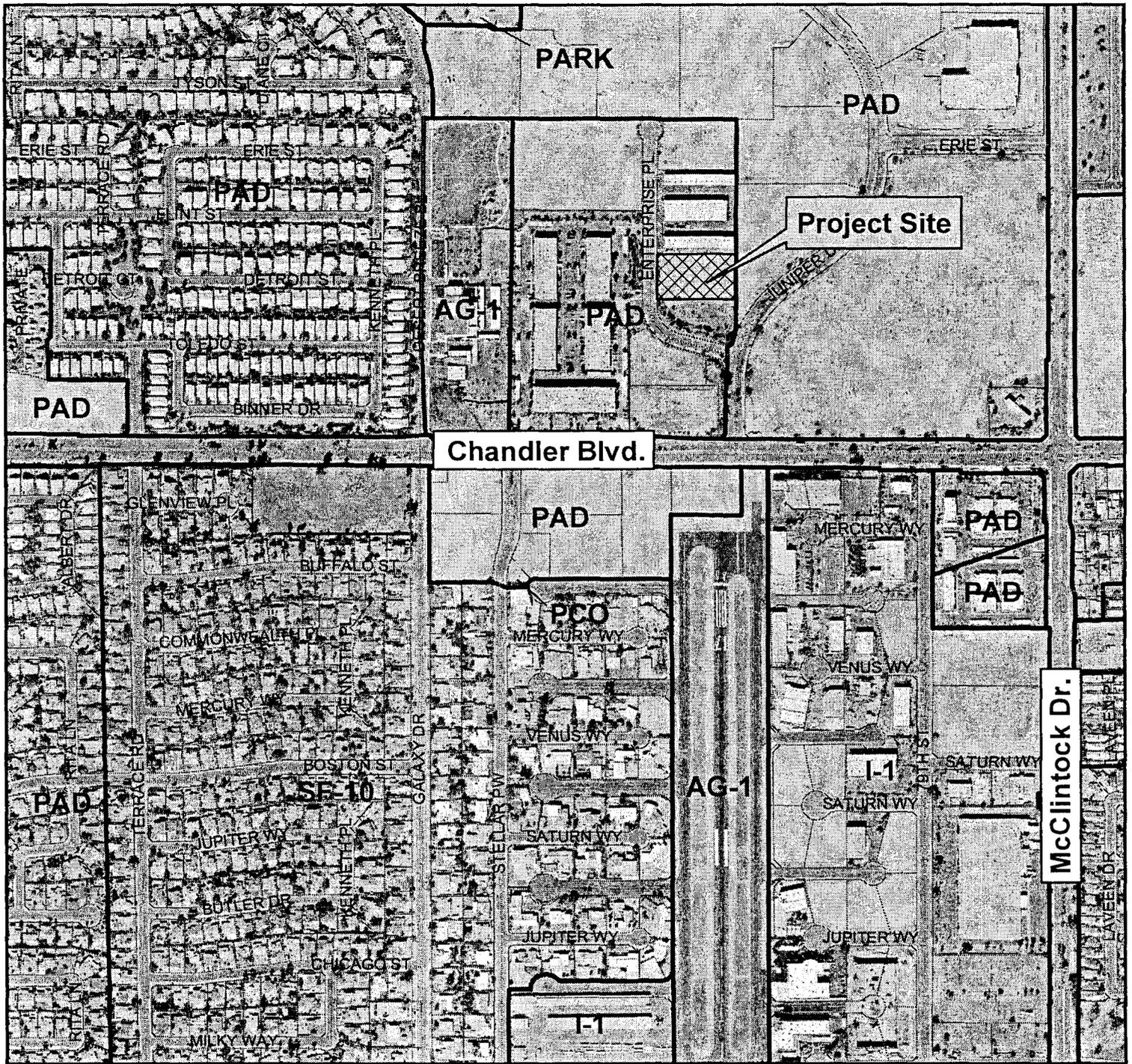


## Vicinity Map

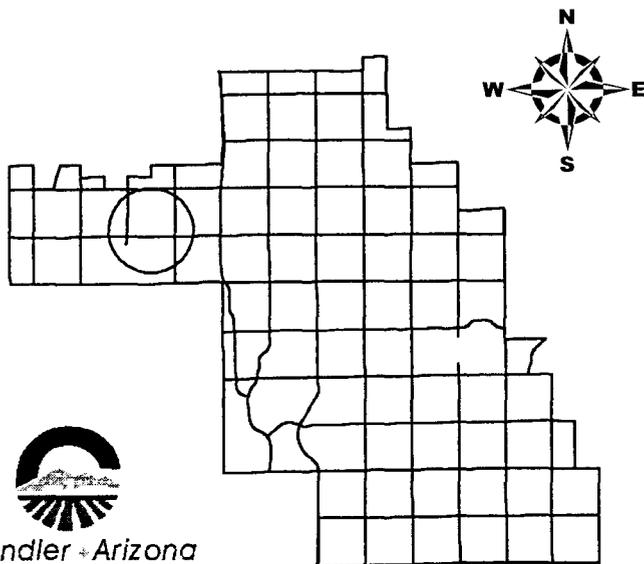


PDP08-0015

Lot 4-Stellar Business Park



## Vicinity Map

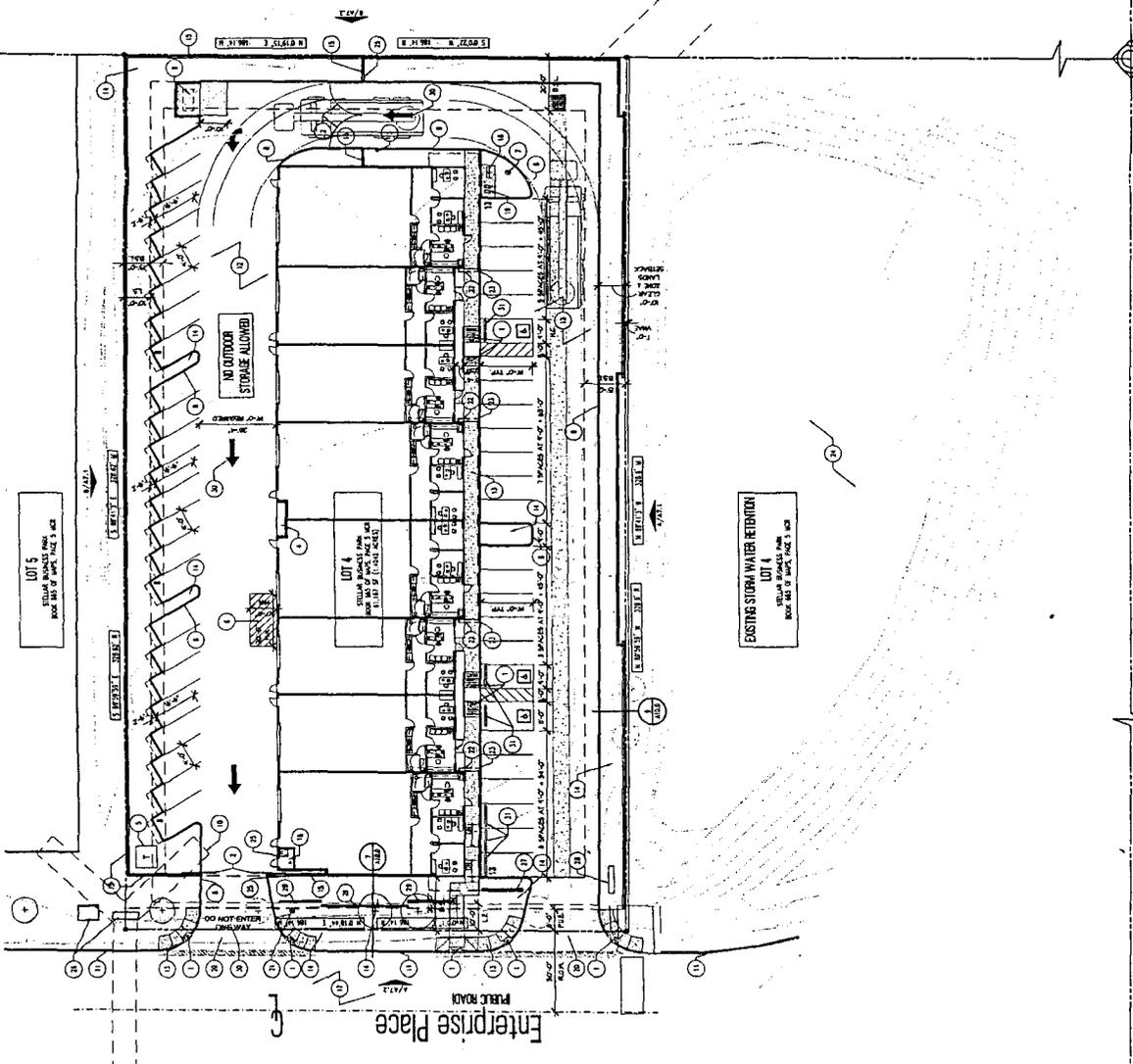


PDP08-0015

**Lot 4-Stellar Business Park**



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



263-100  
 1-800-STAKE-IT  
 (MAYBE A MONDAY MORNING)  
 811-3113

Site Plan  
 SCALE: 1"=50'-0"  
 DATE: September 26, 2008  
 JOB #: F507043

**A1.0**

- KEYNOTES**
1. SEE NOTES WITH LAND SURVEY SERVICE
  2. LAND SURVEY SERVICE LOCATION
  3. SEE LOCATION
  4. PROPOSED ELECTRICAL TRANSMISSION LOCATIONS - CONSULT WITH UTILITY COMPANY
  5. PROPOSED ELECTRICAL TRANSMISSION LOCATIONS - CONSULT WITH UTILITY COMPANY
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**LEGAL DESCRIPTION**

LOT 4 OF STELLAR BUSINESS PARK, A SUBDIVISION REGISTERED IN BOOK 188 OF PAGE 14 OF RECORDS OF PROPERTY COUNTY OF CHANDLER, ARIZONA

**PROJECT INFO**

LOCATION: LOT 4 - STELLAR BUSINESS PARK  
 SUBDIVISION: STELLAR BUSINESS PARK  
 ADDRESS: STELLAR BUSINESS CENTER DRIVE

**ZONING ORDINANCE CLASSIFICATION**

MAP TO ALLEN LIGHT INDUSTRIAL ZONING ORDINANCE

**PERMITTED USES**

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**FFERRIN STUDIO**

1440 West Granddams Road, Suite 110, Gilbert, Arizona 85233  
 T 480-733-8311 F 480-733-8749 W ffefferrin.com



**PRELIMINARY PROPOSITION**

DATE: 10/15/08  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**New Office / Dist. Warehouse**  
**Stellar Park, LLC**  
**Chandler, Arizona**

**REVISIONS:**

10/15/08 Pre-Application Submittal  
 10/20/08 Final Application Submittal  
 10/28/08 Final Application Submittal

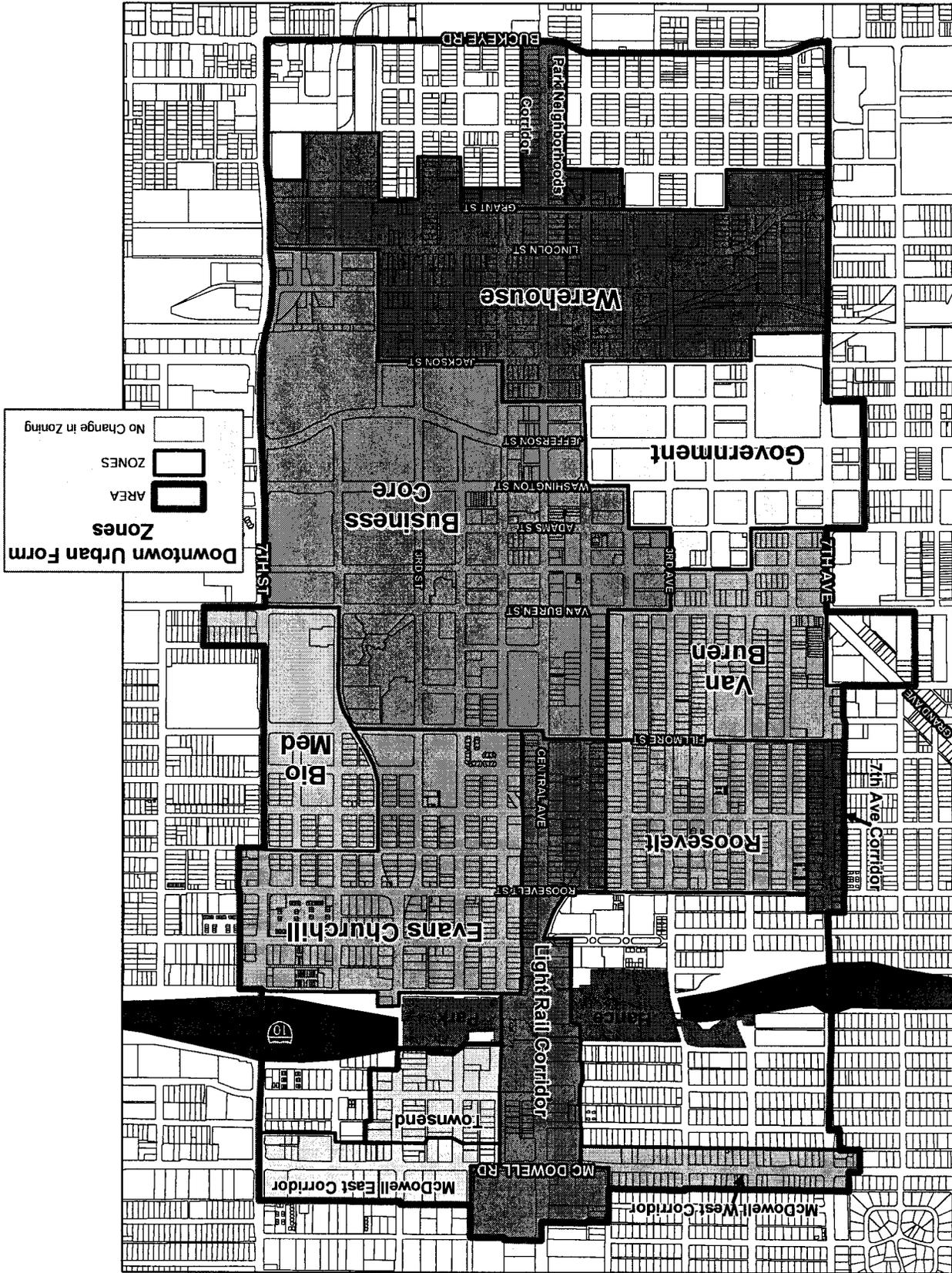
Schematic Design  
 Design Development  
 Construction Documents  
 P&Z Submittal  
 Variance Submittal  
 City Submittal  
 Construction Issues

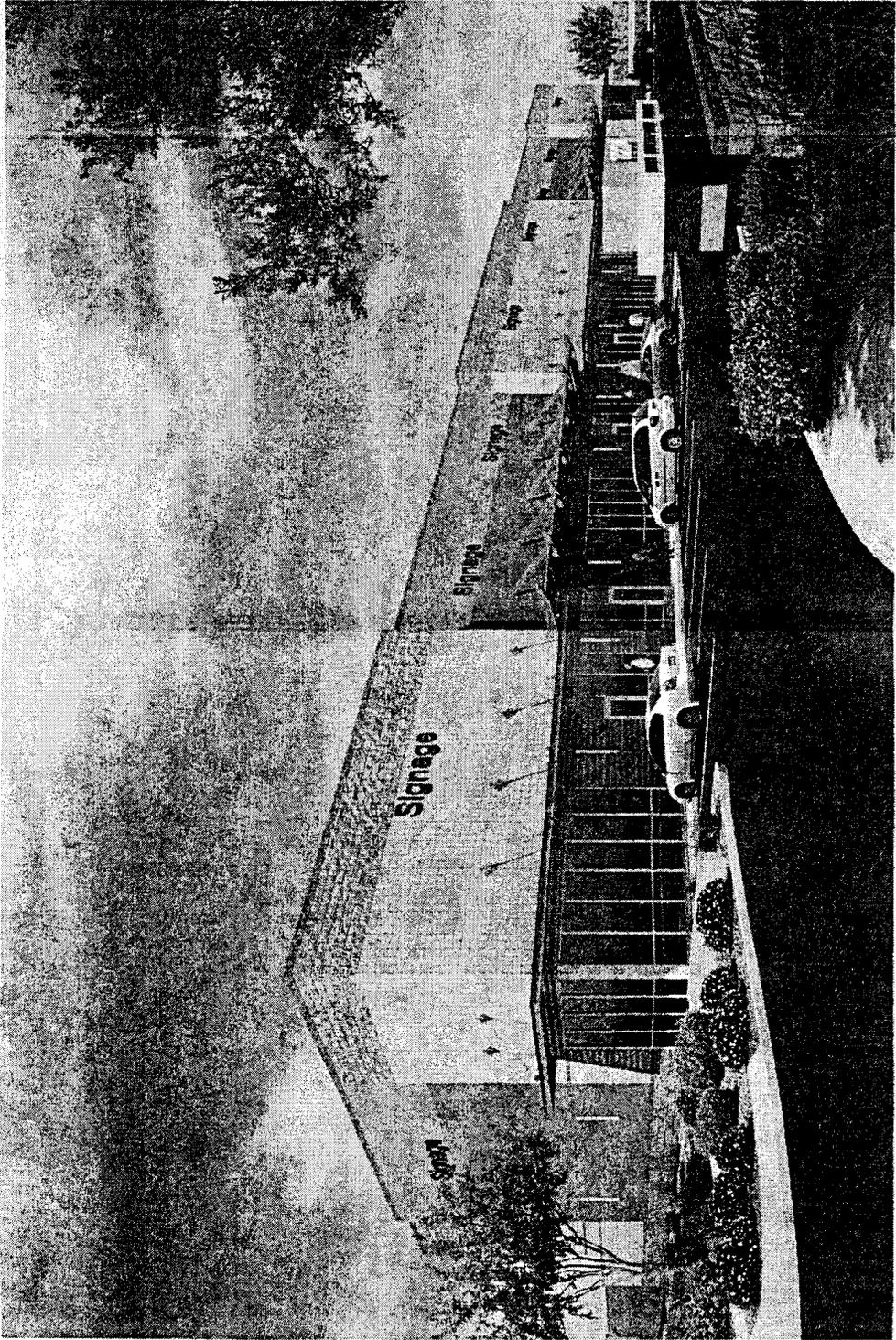
Drawn By: [Name] Date: 10/15/08  
 Checked By: [Name] Date: 10/15/08

**TITLE:** Site Plan  
**SCALE:** 1"=50'-0"  
**DATE:** September 26, 2008  
**JOB #:** F507043



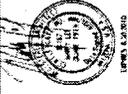
FIGURE 6-3 NEW DOWNTOWN ZONES





PERSPECTIVE SCALE: 1/8" = 1'-0"

FIFER ARCHITECTS STUDIO  
 1401 West Pinal Avenue, Suite 100, Chandler, Arizona 85224  
 Tel: 480-233-2611 Fax: 480-233-2719 Website: fiferarch.com



New Office / Dist. Warehouse  
 Stellar Park, LLC  
 Lot 4 - Stellar Business Park  
 Chandler, Arizona

REVISIONS:  
 1. 10/21/08 - Initial Schematic  
 2. 11/10/08 - Final Schematic  
 3. 11/10/08 - Final Schematic  
 4. 11/10/08 - Final Schematic

TITLE: Perspective Rendering  
 SCALE: 1/8" = 1'-0"  
 DATE: October 21, 2008  
 JOB #: F507245



FIFER ARCHITECTURAL STUDIO  
 1400 West Camelback Road, Suite 100, Phoenix, AZ 85015  
 P: 602.998.8888 F: 602.998.8889 www.fiferstudio.com



PRELIMINARY DESIGN

**New Office / Dist. Warehouse**  
 Stellar Park, LLC  
 Chandler, Arizona

**REVISIONS:**

- Schematic Design
- Design Development
- Construction Documents
- P&S Submittal
- Variance Submittal
- City Submittal
- Construction Issue

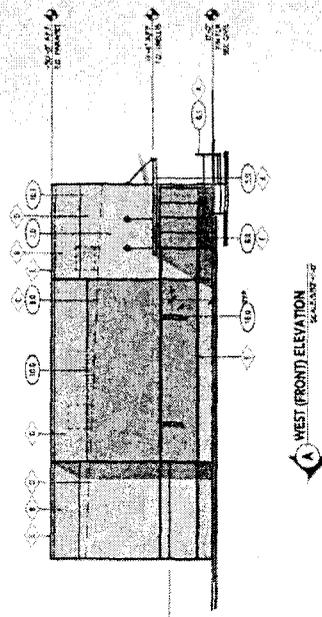
Project No.	2020-001
Client	Stellar Park, LLC
Location	Chandler, AZ
Scale	1/8" = 1'-0"
Date	September 25, 2020
Job #	1020045

**REVISIONS:**

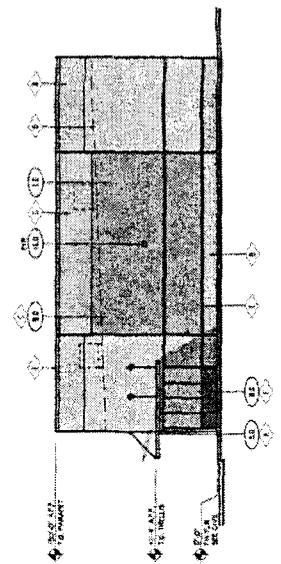
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**REVISIONS:**

- 1. ALL ROOF PANELS TO BE 12 GA. GALVALUME WITH 1/2" INSULATION.
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**A WEST (FRONT) ELEVATION**  
 1/8" = 1'-0"



**B EAST (REAR) ELEVATION**  
 1/8" = 1'-0"

ORDINANCE NO. 3301

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, REZONING A PARCEL FROM AG-1 TO PAD - PLANNED AREA DEVELOPMENT (DVR01-0021 STELLAR BUSINESS PARK) 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:

A portion of Section 26, Township 1 South, Range 4 East, Gila and Salt River Base and Meridian Maricopa County, Arizona, being more particularly described as follows:

Commencing at the South Quarter Corner of Section 26, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Thence South 89 degrees 59 minutes 59 seconds East, along the South line of said Section 26, 374.77 feet to the Point of Beginning;

Thence North 00 degrees 18 minutes 01 seconds East, 1400.15 feet;

Thence East 929.75 feet;

Thence South 00 degrees 00 minutes 22 seconds West, 1400.14 feet to a point on the South line of said Section 26;

Thence North 89 degrees 59 minutes 59 seconds West, along the South line of said Section 26, 936.93 feet to the Point of Beginning;

Except that portion conveyed to the County of Maricopa County in deed recorded in book 105 of deeds, page 429.

Said parcel is hereby zoned PAD (Planned Area Development) subject to the following conditions:

1. Right-of-way dedications to achieve full half widths for Chandler Boulevard and Juniper Street, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
3. Undergrounding of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.
4. 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. The developer shall be required to install landscaping in the arterial street median adjoining this project to meet current City standards. 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. Construction shall commence above foundation walls within two (2) 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.
6. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Stellar Business Park and Stellar Business Center", kept on file in the City of Chandler Current Planning Division, in file no. DVR01-021, except as modified by condition herein.
7. Uses permitted on the property shall be those permitted in the I-1 zoning district, except as modified by condition herein.
8. The following uses shall also be permitted on all lots: Bank and/or bank operations center, Dental and medical offices and clinics, Food or drink for immediate consumption within the Stellar Business Park that is designed to serve the employees of the Park, excluding all types of drive-in establishments and free-standing buildings, Furniture and appliance repair with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings (this use is prohibited on lots 1 and 11), Hospital supplies, Offices, including but not limited to industrial related offices and general office uses, Showrooms with associated inventory, Warehousing that is an incidental component of an office or a manufacturing use.

9. When a conflict or duplication exists between a permitted use and a prohibited use, the use shall be prohibited.
10. The following uses shall be prohibited on all lots: Bakery, wholesale, Boat building, repair, service and storage, Bottling works for soft drinks, Building contractors (utilizing outdoor storage), Building supplies and materials, glass sales, and installation with outside storage yard for lumber, bricks, cement blocks or other materials, Bus passenger station (inter-City), Candy manufacture, Cold storage facility, Dairy products, processing, bottling and distribution, cream manufacturing all on a wholesale basis, Diaper service, Dry cleaning, laundering (industrial), Exterminating establishment, Farm machinery repair, Feed and grain sales and storage, Food processing in wholesale quantities, except meat, fish, poultry, vinegar and yeast, Impound or wrecking yards, Laundering plant, dry cleaning, diaper service (industrial), Leather goods manufacturer, Outside displays, Plastics manufacturing, Pottery and porcelain manufacturing, Prefabricated home sales, Radio and television stations and transmitting towers, Railroad passenger station, Rescue service, Roofing, Sheet metal products, tinsmithing (utilizing outside storage), Storage of vehicles, Storage of commercial vehicles, Taxi dispatching station, Taxi terminal, Television and radio stations and transmitting towers, Textile manufacturer, Tire recapping and retreading (in accordance with Fire Code), Tobacco products manufacture and storage, Truck or rail freight yard or terminal, Utility (public) storage yards.
11. The following uses shall also be prohibited on lots 1 and 11: Auto repair-oriented facilities such as a 'Jiffy Lube', tire stores etc., Caterers, Furniture and appliance repair with all storage of good, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings, Furniture manufacturing, Greenhouse and nursery, Ice manufacturer (excluding ice machines), Moving, storage or warehousing establishments, Pharmaceutical manufacture, Repair and/or service of any farming, construction or mining equipment, Sheet metal products, tinsmithing (light, such as ventilating ducts and eaves) with all storage of goods, materials and equipment and processing and manufacturing kept within a completely enclosed building, wholesaling or distribution, including the handling of stock and incidental retail, Storage and moving warehousing establishment, tinsmith, warehousing or moving and storage establishment, welding shops, wholesaling or distribution.
12. Motorcycle and automobile sales, storage, rental and repair when repair is carried on within the principal building shall be a prohibited use on all lots.
13. Moving, storage or warehousing establishments shall be a prohibited use on all lots.
14. Uses allowing the outside storage of goods, materials and equipment shall be prohibited.

15. No use shall occur within any portion of the Stellar Business Park which is likely to be dangerous, offensive or detrimental to the health, safety, welfare or general character of this community be reason of the emission of dust, gas, smoke, noise, fumes, odors, vibration, glare, or otherwise.
16. The maximum parapet height of any building on Lots 2 through 10 shall be 2 stories/36 feet.
17. The maximum single building footprint within the Stellar Business Park shall be 80,000 square feet.
18. The landscaping in all open spaces and right-of-way shall be maintained by the adjacent property owner or a property owner's association.
19. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls, and by the Public Works Director for arterial street median landscaping.
20. At the time of receiving necessary building permits and construction is about to proceed, the developer shall erect a 4' x 8' sign identifying what is being built and its estimated date of completion (this information may be incorporated with the contractor's sign or the "Coming Soon" sign).
21. 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.
22. All signs shall be located below the fascia or parapet wall of the buildings.
23. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. handicap shall have direct access to all indoor and outdoor pedestrian spaces).
24. Electrical service entrance section (SES) shall be located inside the building.
25. Any roof access ladders shall be located inside the building.
26. All roof drainage shall be interior roof drains.
27. All ground-mounted equipment shall be screened from public view by landscaping or a concrete or masonry wall equal to or greater in height than the mechanical equipment.
28. All transformer boxes, meter panels and electric equipment, back-flow valves and any other utility equipment shall be painted to match the building color.

29. The uses within those parcels within the Clear Zone Overlay shall be limited to those uses permitted in the Clear Zone Overlay section of the City of Chandler code.
30. All monument signs shall comply with City Code requirements.
31. Within 30 days of the effective date of the Final Adoption of the rezoning ordinance the applicant shall post a 4' x 8' sign on the property, conspicuous to the (existing or prospective) single family residences surrounding this site, advising the following: "This property has been zoned for other than single family use. Current information regarding the development potential can be obtained from the City of Chandler Planning Services Division, 782-3000".
32. The following stipulations shall be the responsibilities of the subdivider/builder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
  - a) The subdivider/builder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 35-3004 of the City of Chandler Zoning Code.
  - b) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

"This property is located within the Stellar Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler."
  - c) Prior to any lot reservation or purchase agreement, any and all prospective buyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Stellar Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Stellar Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the buyer shall be recorded with Maricopa County Records Office upon sale of the property.

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 27th day of August 2001.

ATTEST:

*Carly...*  
CITY CLERK



*Jerry DeBlase*  
MAYOR

PASSED AND ADOPTED by the City Council this 13th day of September 2001.

ATTEST:

*Carly...*  
CITY CLERK



*Jerry DeBlase*  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3301 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 13th day of September 2001 and that a quorum was present thereat.

*Carly...*  
CITY CLERK

APPROVED AS TO FORM:

*Dennis M. O'Neill*  
CITY ATTORNEY

PUBLISHED:

*7/20/01*  
*9/27/01*