

#4

SEP 24 2009

**ORDINANCE NO. 4183**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD (PLANNED AREA DEVELOPMENT) TO PAD AMENDED (DVR09-0012 CHANDLER REGIONAL MEDICAL CENTER) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

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

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

SECTION I. Legal Description of Property:

See Attachment 'A'

Said parcel is hereby rezoned from PAD to PAD Amended, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "CHANDLER REGIONAL MEDICAL CENTER", kept on file in the City of Chandler Planning Services Division, in File No. DVR09-0012, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.



# ATTACHMENT 'A'



**Evans, Kuhn  
& Associates, Inc.**

7227 N. 16th Street  
Suite 140  
Phoenix, AZ 85020  
602.241.0782 phone  
602.248.9158 fax



December 12, 2008  
Chandler Regional Hospital  
Hospital Legal Description  
EKA# 5721  
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## LEGAL DESCRIPTION OF A PARCEL OF LAND

### PARCEL NO. 1:

That portion of the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 32;  
THENCE North 89 degrees 56 minutes 16 seconds East along the North line of the Northwest quarter of the Southwest quarter of said Section 32, 850.00 feet;  
THENCE South 00 degrees 03 minutes 44 seconds East, 55.00 feet to the South line of the North 55.00 feet of said Northwest quarter of the Southwest quarter, and the POINT OF BEGINNING;

THENCE continuing South 00 degrees 03 minutes 44 seconds East, 453.61 feet;  
THENCE South 45 degrees 03 minutes 44 seconds East, 165.66 feet;  
THENCE South 44 degrees 56 minutes 16 seconds West, 554.66 feet;  
THENCE North 45 degrees 03 minutes 44 seconds West, 196.65 feet;  
THENCE North 44 degrees 56 minutes 11 seconds East, 51.18 feet;  
THENCE North 45 degrees 03 minutes 19 seconds West, 357.32 feet;  
THENCE North 00 degrees 03 minutes 49 seconds West, 45.00 feet;  
THENCE South 89 degrees 56 minutes 11 seconds West, 150.00 feet;  
THENCE North, 94.76 feet;  
THENCE West, 5.96 feet to the beginning of a non-tangent curve concave Easterly from which the center of said curve bears South 88 degrees 11 minutes 15 seconds East, 1,145.00 feet;  
THENCE Northerly along the arc of said curve, through a central angle of 04 degrees 32 minutes 29 seconds, 90.76 feet to a point of reverse curvature of a non-tangent curve concave Westerly, from which the center of said curve bears North 82 degrees 23 minutes 53 seconds West, 1,147.00 feet;  
THENCE Northerly along the arc of said curve, though a central angle of 10 degrees 05 minutes 19 seconds, 201.96 feet to a point of compound curvature of a non-tangent curve, concave

Westerly from which the center of said curve bears South 87 degrees 19 minutes 22 seconds West, 1,145.00 feet;

THENCE Northerly along the arc of said curve, through a central angle of 04 degrees 24 minutes 38 seconds, 88.14 feet;

THENCE North 49 degrees 13 minutes 56 seconds East, 23.77 feet;

THENCE North 89 degrees 56 minutes 16 seconds East, 35.60 feet;

THENCE South 74 degrees 32 minutes 18 seconds East, 37.36 feet;

THENCE South 83 degrees 28 minutes 49 seconds East, 26.17 feet;

THENCE North 88 degrees 43 minutes 08 seconds East, 94.02 feet;

THENCE North 82 degrees 30 minutes 23 seconds East, 46.39 feet;

THENCE North 89 degrees 56 minutes 16 seconds East, 38.00 feet;

THENCE North 86 degrees 10 minutes 25 seconds East, 76.16 feet;

THENCE North 89 degrees 56 minutes 16 seconds East, 408.46 feet to the POINT OF BEGINNING and together with the following described parcel;

PARCEL NO. 2:

That portion of the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 32;

THENCE South along the West line of said Northwest quarter of the Southwest quarter, 944.96 feet;

THENCE East, 55.00 feet to the East line of the West 55.00 feet of said Northwest quarter of the Southwest quarter, and the POINT OF BEGINNING;

THENCE North 89 degrees 56 minutes 11 seconds East, 96.14 feet;

THENCE South 45 degrees 03 minutes 49 seconds East, 155.33 feet;

THENCE North 44 degrees 56 minutes 11 seconds East, 120.71 feet;

THENCE South 45 degrees 03 minutes 44 seconds East, 190.20 feet;

THENCE South 89 degrees 51 minutes 49 seconds East, 460.00 feet;

THENCE North 44 degrees 56 minutes 16 seconds East, 262.55 feet;

THENCE North 89 degrees 58 minutes 53 seconds East, 164.42 feet to the West line of the East 30.00 feet of the Northwest quarter of the Southwest quarter of said Section 32;

THENCE South 00 degrees 01 minutes 07 seconds East along said West line, 362.37 feet;

THENCE South 44 degrees 55 minutes 21 seconds West, 21.24 feet to the North line of the South 30.00 feet of said Northwest quarter of the Southwest quarter;

THENCE South 89 degrees 51 minutes 49 seconds West along said North line, 1,191.06 feet;

THENCE North 44 degrees 57 minutes 55 seconds West, 28.20 feet;

THENCE South 89 degrees 51 minutes 49 seconds West, 10.00 feet to the East line of the West 55.00 feet of said Northwest quarter of the Southwest quarter;

THENCE North along said East line 334.08 feet to the POINT OF BEGINNING and together with the following described parcel;

PARCEL NO. 3:

That portion of the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 32;  
THENCE North 89 degrees 56 minutes 16 seconds East, along the North line of said Northwest quarter of the Southwest quarter, 850.00 feet;  
THENCE South 00 degrees 03 minutes 44 seconds East, 508.61 feet;  
THENCE South 45 degrees 03 minutes 44 seconds East, 165.66 feet to the POINT OF BEGINNING;

THENCE continuing South 45 degrees 03 minutes 44 seconds East, 60.60 feet;  
THENCE South 00 degrees 03 minutes 44 seconds East, 81.40 feet;  
THENCE North 89 degrees 56 minutes 16 seconds East, 280.00 feet to the West line of the East 30.00 feet of the Northwest quarter of the Southwest quarter of said Section 32;  
THENCE South 00 degrees 01 minutes 07 seconds East along said West line, 170.13 feet;  
THENCE South 89 degrees 58 minutes 53 seconds West, 164.42 feet;  
THENCE South 44 degrees 56 minutes 16 seconds West, 192.55 feet;  
THENCE North 45 degrees 03 minutes 44 seconds West, 320.00 feet;  
THENCE North 44 degrees 56 minutes 16 seconds East, 288.68 feet to the POINT OF BEGINNING and together with the following described parcel;

PARCEL NO. 4:

That portion of the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 32;  
THENCE South along the West line of said Northwest quarter of the Southwest quarter, 944.96 feet;  
THENCE East, 55.00 feet to the East line of the West 55.00 feet of said Northwest quarter of the Southwest quarter;  
THENCE North 89 degrees 56 minutes 11 seconds East, 96.14 feet;  
THENCE South 45 degrees 03 minutes 49 seconds East, 155.33 feet;  
THENCE North 44 degrees 56 minutes 11 seconds East, 120.71 feet to the POINT OF BEGINNING;

THENCE North 44 degrees 56 minutes 11 seconds East, 128.11 feet;  
THENCE South 45 degrees 03 minutes 44 seconds East, 196.65 feet;  
THENCE North 44 degrees 56 minutes 16 seconds East, 265.98 feet;  
THENCE South 45 degrees 03 minutes 44 seconds East, 320.00 feet;  
THENCE South 44 degrees 56 minutes 16 seconds West, 70.00 feet;  
THENCE North 89 degrees 51 minutes 49 seconds West, 460.00 feet;

THENCE North 45 degrees 03 minutes 44 seconds West, 190.20 feet to the POINT OF BEGINNING and together with the following described parcel;

PARCEL NO. 5:

A parcel of land located in the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 32;  
THENCE South along the West line of the Southwest quarter of said Section 32, a distance of 545.00 feet;  
THENCE North 89 degrees 56 minutes 11 seconds East, a distance of 55.00 feet to a point on the East line of the West 55.00 feet of the Southwest quarter of said Section 32, said point being the POINT OF BEGINNING;

THENCE continuing North 89 degrees 56 minutes 11 seconds East, a distance of 165.00 feet;  
THENCE South 00 degrees 03 minutes 49 seconds East, a distance of 45.00 feet;  
THENCE South 45 degrees 03 minutes 49 seconds East, a distance of 357.32 feet;  
THENCE South 44 degrees 56 minutes 11 seconds West, a distance of 300.00 feet;  
THENCE North 45 degrees 03 minutes 49 seconds West, a distance of 155.33 feet;  
THENCE South 89 degrees 56 minutes 11 seconds West, a distance of 96.14 feet to a point on the East line of the West 55.00 feet of the Southwest quarter of Section 32;  
THENCE North along said East line, a distance of 399.96 feet back to the POINT OF BEGINNING

EXCEPT the following described property:

A parcel of land for street right-of-way purposes located in the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt river Base and Meridian, Maricopa county, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest quarter of the Southwest quarter;  
THENCE Southerly along the West line of said Northwest quarter of the Southwest quarter a distance of 545.00 feet to the POINT OF BEGINNING;

THENCE Easterly to a point lying 545.00 feet South and 70.00 feet East of said Northwest corner;  
THENCE Southerly to a point lying 574.22 feet South and 70.00 feet East of said Northwest corner;  
THENCE Westerly to a point lying 574.22 feet South and 61.00 feet East of said Northwest corner;  
THENCE Southerly to a point lying 788.22 feet South and 55.00 feet East of said Northwest corner;  
THENCE Westerly a distance of 55.00 feet to a point on the West line of said Northwest quarter of the Southwest quarter of Section 32;  
THENCE Northerly along the said West line to the POINT OF BEGINNING; and

EXCEPT the East 10.00 feet of the West 65.00 feet of the North 6.00 feet of the South 423.83 feet of said Northwest quarter of the Southwest quarter of Section 32 and together with the following described parcel;

PARCEL NO. 5A:

A fee interest as to the buildings and improvements located on and a leasehold interest as to that certain real property situated in the county of Maricopa, state of Arizona, described as follows:

A parcel of land located in the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 32;  
THENCE South along the West line of the Southwest quarter of said Section 32, a distance of 545.00 feet;  
THENCE North 89 degrees 56 minutes 11 seconds East, a distance of 55.00 feet to a point on the East line of the West 55.00 feet of the Southwest quarter of said Section 32, said point being the POINT OF BEGINNING;

THENCE continuing North 89 degrees 56 minutes 11 seconds East, a distance of 165.00 feet;  
THENCE South 00 degrees 03 minutes 49 seconds East, a distance of 45.00 feet;  
THENCE South 45 degrees 03 minutes 49 seconds East, a distance of 357.32 feet;  
THENCE South 44 degrees 56 minutes 11 seconds West, a distance of 300.00 feet;  
THENCE North 45 degrees 03 minutes 49 seconds West, a distance of 155.33 feet;  
THENCE South 89 degrees 56 minutes 11 seconds West, a distance of 96.14 feet to a point on the East line of the West 55.00 feet of the Southwest quarter of Section 32;  
THENCE North along said East line, a distance of 399.96 feet to the POINT OF BEGINNING;

EXCEPT the following described property:

A parcel of land located in the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest quarter of the Southwest quarter;  
THENCE Southerly along the West line of said Northwest quarter of the Southwest quarter a distance of 545.00 feet to the true point of beginning;  
THENCE Easterly to a point lying 545.00 feet South and 70.00 feet East of said Northwest corner;  
THENCE Southerly to a point lying 574.22 feet South and 70.00 feet East of said Northwest corner;  
THENCE Westerly to a point lying 574.22 feet South and 61.00 feet East of said Northwest corner;

THENCE Southerly to a point lying 788.22 feet South and 55.00 feet East of said Northwest corner;  
THENCE Westerly a distance of 55.00 feet to a point on the West line of said Northwest quarter of the Southwest quarter of Section 32;  
THENCE Northerly along the said West line to the true point of beginning; and

EXCEPT the East 10.00 feet of the West 65.00 feet of the North 6.00 feet of the South 423.83 feet of said Northwest quarter of the Southwest quarter of said Section 32 and together with the following described parcel;

**PARCEL NO. 6:**

A portion of land situated in the Northwest quarter of the South-West quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; described as follows:

COMMENCING at the West quarter corner of said Section 32;  
THENCE North 89 degrees 56 minutes 49 seconds East, (North 89 degrees 59 minutes 11 Seconds East record) along the North line of the Southwest quarter of said Section 32, a distance of 850.00 feet;  
THENCE South 00 degrees 03 minutes 11 seconds East, (South 00 degrees 03 minutes 49 Seconds East record) a distance of 55.00 feet to a point on the South line of the North 55.00 feet of the Southwest quarter of said Section 32, said point being the POINT OF BEGINNING;

THENCE North 89 degrees 56 minutes 49 seconds East along a line 55.00 feet South and parallel with the North line of the Southwest quarter of said Section 32; a distance of 470.82 feet;

THENCE South 00 degrees 00 minutes 03 seconds West, a distance of 695.00 feet;  
THENCE South 89 degrees 56 minutes 49 seconds West, a distance of 310.00 feet;  
THENCE North 00 degrees 03 minutes 11 seconds West, a distance of 54.90 feet;  
THENCE North 45 degrees 03 minutes 49 seconds West, a distance of 226.46 feet;  
THENCE North 00 degrees 03 minutes 11 seconds West, (North 00 degrees 03 minutes 49 seconds West record) a distance of 480.00 feet to the true point of beginning.

EXCEPT the following described property:  
That portion of the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 32;  
THENCE North 89 degrees 56 minutes 16 seconds East, (North 89 degrees 59 minutes 11 seconds East record) along the North line of the Southwest quarter of said Section 32, a distance of 850.00 feet;  
THENCE South 00 degrees 03 minutes 44 seconds East, (South 00 degrees 03 minutes 49 seconds East record) a distance of 55.00 feet to a point on the South line of the North 55.00 feet of the Southwest quarter of said Section 32, said point being the POINT OF BEGINNING;

THENCE North 89 degrees 56 minutes 16 seconds East along said South line, a distance of 440.52 feet to the West line of the East 30.00 feet of the Northwest quarter of the Southwest quarter of said Section 32;

THENCE South 00 degrees 01 minutes 07 seconds West along said West line, a distance of 695.00 feet;

THENCE South 89 degrees 56 minutes 16 seconds West, a distance 280.00 feet;

THENCE North 00 degrees 03 minutes 44 seconds West, a distance of 81.40 feet;

THENCE North 45 degrees 03 minutes 44 seconds West, a distance of 226.26 feet;

THENCE North 00 degrees 03 minutes 44 seconds West (North 00 degrees 03 minutes 49 seconds West record) a distance of 453.61 feet to the South line of the North 55.00 feet of said Southwest quarter and the POINT OF BEGINNING and together with the following described parcel;

PARCEL NO. 7:

That portion of the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 32;

THENCE North 89 degrees 56 minutes 16 seconds East, (North 89 degrees 59 minutes 11 seconds East record) along the North line of the Southwest quarter of said Section 32, a distance of 850.00 feet;

THENCE South 00 degrees 03 minutes 44 seconds East, (South 00 degrees 03 minutes 49 seconds East record) a distance of 55.00 feet to a point on the South line of the North 55.00 feet of the Southwest quarter of said Section 32, said point being the POINT OF BEGINNING;

THENCE North 89 degrees 56 minutes 16 seconds East along the South line, a distance of 440.52 feet to the West line of the East 30.00 feet of the Northwest quarter of the Southwest quarter of said Section 32;

THENCE South 00 degrees 01 minutes line 07 seconds West along said West line, a distance of 695.00 feet;

THENCE South 89 degrees 56 minutes 16 seconds West, a distance 280.00 feet;

THENCE North 00 degrees 03 minutes 44 seconds West, a distance of 81.40 feet;

THENCE North 45 degrees 03 minutes 44 seconds West, a distance of 226.26 feet;

THENCE North 00 degrees 03 minutes 44 seconds West (North 00 degrees 03 minutes 49 seconds West record) a distance of 453.61 feet to the South line of the North 55.00 feet of said Southwest quarter and the POINT OF BEGINNING and together with the following described parcel;

**PARCEL NO. 8:**

That portion of the Northeast quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Lot 3A of the final plat for "Pennington Medical Plaza" as described in Book 928 of Maps, Page 43, records of Maricopa County, Arizona.

Subject to existing easements and covenants.

Said property contains a total net area of 1,691,706 square feet or 38.8361 acres, more or less.