

ORDINANCE NO. 3420

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 I-1/PAD TO I-1/PAD (DVR02-0029 POLLACK BUSINESS PARK NORTH) 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 I-1/PAD to I-1/PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Pollack Business Park North", kept on file in the City of Chandler Planning Services Division, in File No. DVR02-0029, except as modified by condition herein.
2. Right-of-way dedications to achieve full, half-widths for Arizona Avenue, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Completion of the construction, where applicable, 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. 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.

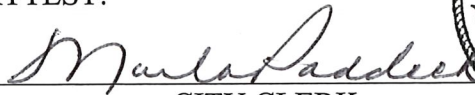
5. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with 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.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
7. The landscaping in all open-spaces and rights-of-way as well as all perimeter fences and view walls, shall be maintained by the adjacent property owner or a homeowners' association.
8. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
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. All exterior building signage facing Arizona Avenue, Chilton Drive, and Washington Street shall be individually mounted letters only and not be mounted to a raceway, and shall be limited to blue and red colors.
11. Overhead bay doors are to be fully screened from arterial and collector street views. Developer shall work with Planning Staff in providing screen walls and additional tree landscaping, including minimum 24-inch box trees, for screening.
12. The number of lease spaces in Buildings A and E shall not exceed the spaces shown in the development booklet.

SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

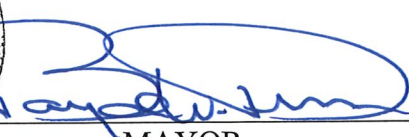
SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 12th day of December 2002.

ATTEST:


CITY CLERK




MAYOR

PASSED AND ADOPTED by the City Council this 9th day of January 2003.

ATTEST:

Maria Paddock
CITY CLERK



[Signature]
MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3420 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 9th day of January 2003, and that a quorum was present thereat.

Maria Paddock
CITY CLERK

APPROVED AS TO FORM:

Gennie M. O'Neill
CITY ATTORNEY

PUBLISHED:

1/16/03
1/23/03

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Randy S. Delbridge, President R.L.S. Arizona #18214/California #L6060/ Nevada #7680

Job Number: 211128

February 4, 2002

**DESCRIPTION FOR
POLLACK BUSINESS PARK NORTH**

Lots 1, 2 and 3 of ARIZONA CORPORATE PARK NORTH, as recorded in Book 297 of Maps, page 24, records of Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the most Westerly Southwest corner of said Lot 3;
THENCE along the Westerly, Northerly, Easterly and Southerly boundaries of said Lots 1, 2 and 3, the following courses and distances:
THENCE North 00 degrees 11 minutes 30 seconds West 1370.73 feet;
THENCE North 44 degrees 48 minutes 30 seconds East 28.28 feet;
THENCE North 89 degrees 48 minutes 30 seconds East 375.00 feet;
THENCE South 45 degrees 11 minutes 30 seconds East 28.28 feet;
THENCE South 00 degrees 11 minutes 30 seconds East 145.75 feet to the beginning of a tangent curve to the left, having a radius of 530.00 feet;
THENCE Southeasterly along the arc of said curve through a central angle of 20 degrees 02 minutes 25 seconds, an arc distance of 185.38 feet;
THENCE South 20 degrees 13 minutes 55 seconds East 344.31 feet to the beginning of a tangent curve to the right, having a radius of 570.00 feet;
THENCE Southerly along the arc of said curve, through a central angle of 20 degrees 00 minutes 00 seconds an arc distance of 198.97 feet;
THENCE South 00 degrees 13 minutes 55 seconds East 507.53 feet
THENCE South 44 degrees 46 minutes 05 seconds West 28.28 feet
THENCE South 89 degrees 46 minutes 05 seconds West 576.99 feet
THENCE North 45 degrees 12 minutes 30 seconds West 4.20 feet to the POINT OF BEGINNING.

Comprising 740,356 square feet or 16.9962 acres more or less, subject to all easements of record.

