

ORDINANCE NO. 5143

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) FOR AN AEROSPACE ENGINEERING, MANUFACTURING AND TESTING FACILITY TO PLANNED AREA DEVELOPMENT (PAD) FOR A DATA CENTER, KNOWLEDGE-INTENSIVE USES, AND ANCILLARY COMMERCIAL USES WITH A MID-RISE OVERLAY FOR BUILDING HEIGHTS UP TO 90 FEET IN CASE PLH24-0046 (PRICE ROAD INNOVATION CAMPUS) LOCATED AT THE SOUTHWEST CORNER OF PRICE AND DOBSON ROADS WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, an application for rezoning 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 the 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 the public hearing; and

WHEREAS, the City Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent; 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 1. Legal Description of Property:

EXHIBIT 'A'

Said parcel is hereby rezoned from PAD for engineering, manufacturing and testing to PAD for knowledge-intensive uses and ancillary commercial, subject to the following conditions:

1. Primary land uses shall be limited to knowledge-intensive uses including but not limited to:

- a. Manufacturing, research and development, and/or office for high-technology, biomedical, biotechnology, bioscience, pharmaceuticals, nanotechnology, telecommunications, aerospace, renewable and/or cogeneration energy, and other industries involved in emerging technologies except no use shall be permitted that is likely to be detrimental to the health and safety of the surrounding area or the general community;
 - b. Higher education facilities such as universities and professional institutes of learning;
 - c. Assembly of finished products or subassemblies, so long as the primary use of the property is technology related and not basic processing and compounding of raw materials or food products;
 - d. Supporting advanced business services or office uses such as financial services, information technology, software design, professional design or engineering firms, accounting, or human resources; and
 - e. Other uses determined by the Zoning Administrator to be similar to the aforementioned knowledge-intensive uses.
2. The use of a data center as a primary use is permitted within the portion of the site identified in Exhibit B.
3. Data centers not located in the portion of the site identified in Exhibit B shall:
 - a. not occupy more than 10 percent of the building footprint
 - b. be used to serve the enterprise functions of the on-site business
 - c. not be used to lease data storage and/or processing services to third parties, and
 - d. not be housed in a separate stand-alone structure
4. Call centers, warehousing, storage, distribution, and other similar land uses that do not employ a workforce composed of a substantial number of predominantly highly skilled workers engaging in knowledge-intensive employment shall not be permitted as a primary use.
5. Ancillary commercial uses that support employment uses such as but not limited to retail, restaurants, personal services and business services shall be permitted and shall not occupy more than 15% of each building footprint.
6. Building heights shall not exceed 90 feet in height as measured to the top of parapet of the building facade.

7. Development shall be in substantial conformance with the conceptual plans included in the Development Booklet, entitled, "Price Road Innovation Campus" and kept on file in the City of Chandler Planning Division, File No. PLH24-0046, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified, or supplemented by the Chandler City Council.
8. Completion of the construction of all required off-site 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.
9. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per standards of the Chandler Transportation Plan.
10. The landscaping and all other improvements in all open spaces shall be maintained by the property owner or property owner's association and shall be maintained at a level consistent with or better than at the time of planting.
11. The landscaping in all right-of-way shall be maintained by the adjacent property owner or property owner's association.
12. All water meters serving the site shall be removed, except for one one-inch water meter to serve the data center. Applications shall be submitted for any additional water meters to serve the remaining buildings pursuant to the Sustainable Water Allocation Regulations set forth in City Code Chapter 52.
13. The data center shall be engineered to utilize mechanical cooling systems which may include closed-loop water-based cooling systems that do not require the on-going use of water provided that the water use for the data center does not exceed Tier I water allocation for the property.
14. All generators shall only be utilized for backup power or if required by SRP during a demand response event. Nothing in this stipulation shall prevent weekly testing of the generators pursuant to the requirements contained in Section 35-2214 Data Centers of the municipal code of the City of Chandler.

Section 2. The Planning Division 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.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2025.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2026.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5143 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2026, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY TA

Published:

EXHIBIT "A"

LEGAL DESCRIPTION FOR ENTIRE SITE

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PARCEL ONE:

THAT PORTION OF SECTION 18, TOWNSHIP 2 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 SECTION 18;

THENCE SOUTH 89 DEGREES 52 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 1269.65 FEET TO THE NORTHWEST CORNER OF OCOTILLO AS SHOWN ON THE "MAP OF DEDICATION OF RIGHT OF WAY AND EASEMENTS FOR OCOTILLO", ACCORDING TO BOOK 303 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 01 DEGREES 20 MINUTES 02 SECONDS WEST, ALONG THE WEST BOUNDARY THEREOF, 1321.64 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS EAST ALONG THE SOUTH LINE OF LOT 1 OF SAID SECTION 18 AND SAID BOUNDARY OF OCOTILLO, 66.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID BOUNDARY, CONTINUE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS EAST 207.11 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF PRICE ROAD AS SHOWN ON SAID MAP OF DEDICATION, SAID POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS NORTH 59 DEGREES 08 MINUTES 21 SECONDS EAST 1315 FEET;

THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 54 MINUTES 39 SECONDS, HAVING AN ARC DISTANCE OF 1099.60 FEET;

THENCE SOUTH 78 DEGREES 46 MINUTES 18 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 27.27 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 250.00 FEET TO THE RIGHT;

THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 57 MINUTES 18 SECONDS, HAVING AN ARC DISTANCE OF 126.34 FEET TO A POINT OF COMPOUND CURVATURE MARKING THE BEGINNING OF A TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 40 DEGREES 10 MINUTES 60 SECONDS WEST 290.00 FEET;

EXHIBIT "A"

LEGAL DESCRIPTION FOR ENTIRE SITE

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THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53 DEGREES 47 MINUTES 00 SECONDS, HAVING AN ARC DISTANCE OF 272.22 FEET TO A POINT OF REVERSE CURVATURE MARKING THE BEGINNING OF A TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 86 DEGREES 01 MINUTES 60 SECONDS EAST 2479.00 FEET;

THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12 DEGREES 11 MINUTES 31 SECONDS, HAVING AN ARC DISTANCE OF 527.50 FEET TO A POINT OF REVERSE CURVATURE MARKING THE BEGINNING OF A TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 81 DEGREES 46 MINUTES 29 SECONDS WEST 3024.49 FEET;

THENCE SOUTHERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 05 MINUTES 16 SECONDS, HAVING AN ARC DISTANCE OF 215.78 FEET;

THENCE SOUTH 04 DEGREES 08 MINUTES 15 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE 27.35 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 53 SECONDS WEST 1394.95 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF SAID SECTION 18;

THENCE NORTH 01 DEGREES 00 MINUTES 13 SECONDS EAST, ALONG SAID EAST LINE, 361.44 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 58 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2 AND ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 1321.46 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"
DATA CENTER BOUNDARY DESCRIPTION

A PORTION OF PARCEL 1, AS DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT 2024-0351129, MARICOPA COUNTY RECORDS, (M.C.R.), LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 2 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 18, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 18, BEING MARKED BY A BRASS CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 17 MINUTES 37 SECONDS WEST, 2644.48 FEET;

THENCE NORTH 88 DEGREES 52 MINUTES 50 SECONDS EAST, 1325.47 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL AND THE **POINT OF BEGINNING**;

THENCE NORTH 00 DEGREES 13 MINUTES 49 SECONDS WEST, ALONG SAID WEST LINE, 743.81 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 88 DEGREES 52 MINUTES 58 SECONDS EAST, 446.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE CENTER BEARS NORTH 84 DEGREES 02 MINUTES 35 SECONDS EAST, 417.97 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14 DEGREES 33 MINUTES 29 SECONDS, AN ARC LENGTH OF 106.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE CENTER BEARS SOUTH 69 DEGREES 44 MINUTES 37 SECONDS WEST, 505.92 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24 DEGREES 09 MINUTES 57 SECONDS, AN ARC LENGTH OF 213.38 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 785.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 01 MINUTES 37 SECONDS, AN ARC LENGTH OF 68.87 FEET;

THENCE SOUTH 01 DEGREES 07 MINUTES 02 SECONDS EAST, 722.59 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL;

THENCE SOUTH 88 DEGREES 52 MINUTES 58 SECONDS WEST, ALONG SAID SOUTH LINE, 509.04 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE NORTH 00 DEGREES 11 MINUTES 56 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL, 361.45 FEET TO SAID **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 548,700 SQUARE FEET
OR 12.5964 ACRES, MORE OR LESS.

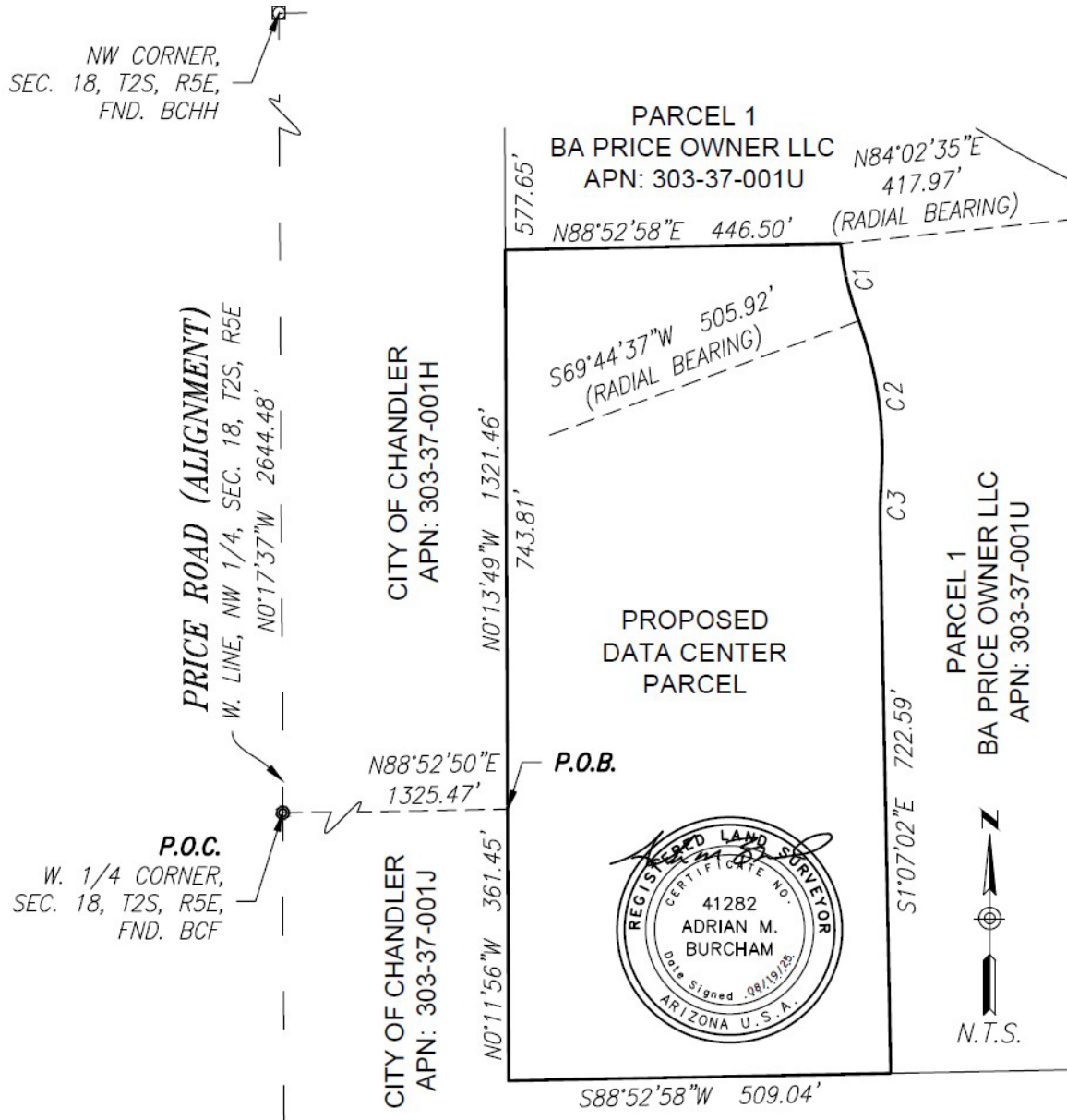




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PRICE ROAD INNOVATION CAMPUS
DATA CENTER BOUNDARY
EXHIBIT "A"

City of Chandler, Maricopa County, Arizona

Project No.
24134

Date
08/19/25

Project Manager
ADRIAN BURCHAM

Project Eng.

Sht: 1 of 2



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CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	14°33'29"	417.97'	106.20'	N13°14'09"W 105.91'
C2	24°09'57"	505.92'	213.38'	N08°10'24"W 211.80'
C3	5°01'37"	785.00'	68.87'	N01°23'46"E 68.85'



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Sht: 2 of 2