



November 10, 2025

Owen Metz
Chandler Acquisition I, LLC. c/o Dominion Inc.
9000 E Pima Center Pkwy, Suite 350
Phoenix, AZ 85258

SUBJ: Maricopa County Case Number Z240019

On November 10, 2025 the Maricopa County Board of Supervisors approved a modified request for a Zone Change for 23.46 acres, generally located at the NWC of Ocotillo Rd. & Pinelake Wy. In the Chandler area.

Approval is subject to the following conditions 'a' – 'l' as follows:

- a. Development of the site shall be in substantial conformance with the zoning exhibit entitled "NEC Ocotillo Road & Pinelake Way", consisting of one full-size sheet, dated 9/26/2025, and stamped received 9/26/2025, except as modified by the following conditions. Staff may determine slight refinements to remain in substantial conformance with the approved site plan. Minor and major amendments to the site plan will be determined in accordance with Chapter 3 of the Maricopa County Zoning Ordinance.
- b. Development of the site shall be in substantial conformance with the narrative report entitled "Chandler Leased Housing Associates I, LP (A Dominion-Related Company)" consisting of 18 pages, dated 9/26/2025, and stamped received 9/26/2025, except as modified by the following conditions.
- c. The following IND-2 IUPD development standards and use regulations shall apply:
 1. Maximum Building Height: 54 ft.
 2. Site Screening: Min. 6' Solid Wall (Min. 3' at Street Fronts for parking areas)
 3. The following uses are prohibited:
 - a) Multiple-family residential.
 - b) Adult oriented facilities as defined in Chapter 2.
 - c) Medical Marijuana Dispensary and/or Marijuana Establishment and/or a Medical Marijuana Offsite Cultivation Location.
 - d) Experimental and proving grounds.
 - e) Farms as defined in Chapter 2.
 - f) Truck terminals, including service and storage.
 - g) Marijuana Testing Facilities.
 - h) Emergency housing – Temporary shelter required due to a natural disaster or fire or other circumstances determined to constitute an emergency by the zoning inspector.
 - i) Gardens and community gardens as defined in Chapter 2.
 - j) Amusement enterprises and outdoor amusement parks.
 - k) Auction sales, including swap meet operations.
 - l) Circus and carnival grounds having permanent facilities.
 - m) Dance halls and nightclubs, including outdoor amplified music, except adult oriented facilities as defined under Chapter 2 of this ordinance may not have outdoor music or entertainment.
 - n) Drive-in or outdoor theaters.
 - o) Miniature golf courses and driving ranges.
 - p) Outdoor race tracks.
- d. The following Planning Engineering conditions shall apply:
 1. Without the submittal of a precise plan of development, no development approval is inferred by this review, including, but not limited to number of proposed building lots/units, drainage design, access, and roadway





MARICOPA COUNTY

alignments. These items will be addressed as development plans progress and are submitted to the County for further review and/or entitlement.

2. A traffic impact study must be submitted with future entitlement (POD or Preliminary Plat) application(s). MCDOT Comments to be addressed with POD.
3. Drainage report and Grading and Drainage Plans must be submitted with future entitlements.
4. Engineering review of re-zone cases is conceptual in nature. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards, and best practices at the time of application for construction.
- e. Approval of a plan of development will be required prior to approval and issuance of construction permits to develop and establish use of the site. Prior to issuance of a building permit, written confirmation will be required from the emergency fire protection jurisdiction having authority that the facility has been designed in accordance with their regulations and requirements and that emergency fire protection service will be provided to the facility. Prior to issuance of the certificate of occupancy, local fire protection jurisdiction review and approval will be required.
- f. Prior to precise plan of development approval, the applicant shall provide the Maricopa County Planning and Development Department with an executed pre-annexation service agreement with the City of Chandler that identifies the detail for when the proposed project will be annexed and/or the provision of water and sewer service. In lieu of a pre-annexation service agreement, the developer must provide a 'will serve' letter from the certificated water and sewer provider, unless otherwise approved by Maricopa County Environmental Services Department.
- g. The IUPD overlay is applied to restrict the use of the site. Until such time as the site is served by sewer, uses on the site shall only be those acceptable to the Maricopa County Environmental Services Department (MCESD) that can be accommodated by septic systems. A public water system and public sewer system shall be required prior to establishment of any non-residential use that requires potable water.
- h. All outdoor lighting shall be in conformance with the provisions listed in Section 1112 of the Maricopa County Zoning Ordinance. Any outdoor lighting shall be placed so as to reflect light away from any adjoining rural or residential zoning district.
- i. Zoning approval is conditional per Maricopa County Zoning Ordinance, Article 304.6, and ARS § 11-814 for seven (7) years for the initial phase of development to have an issued construction permit which must be pursued to completion.
- j. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this zone change as set forth in the Maricopa County Zoning Ordinance.
- k. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
- l. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell, or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation of the zone change. The zone change enhances the value of the property above its value as of the date the zone change is granted and reverting to the prior zoning results in the same value of the property as if the zone change had never been granted.

Please feel free to call me if you have any questions at 602-506-4242.

Sincerely,



Planning & Development Department

301 W. Jefferson St., 1st Floor
Phoenix, Arizona 85003

P: 602.506.3301

E: daniel.johnson@maricopa.gov



MARICOPA COUNTY



Daniel Johnson, Planner
Maricopa County Planning and Development

Enclosures: Stamped approved narrative report and zone change exhibit plan



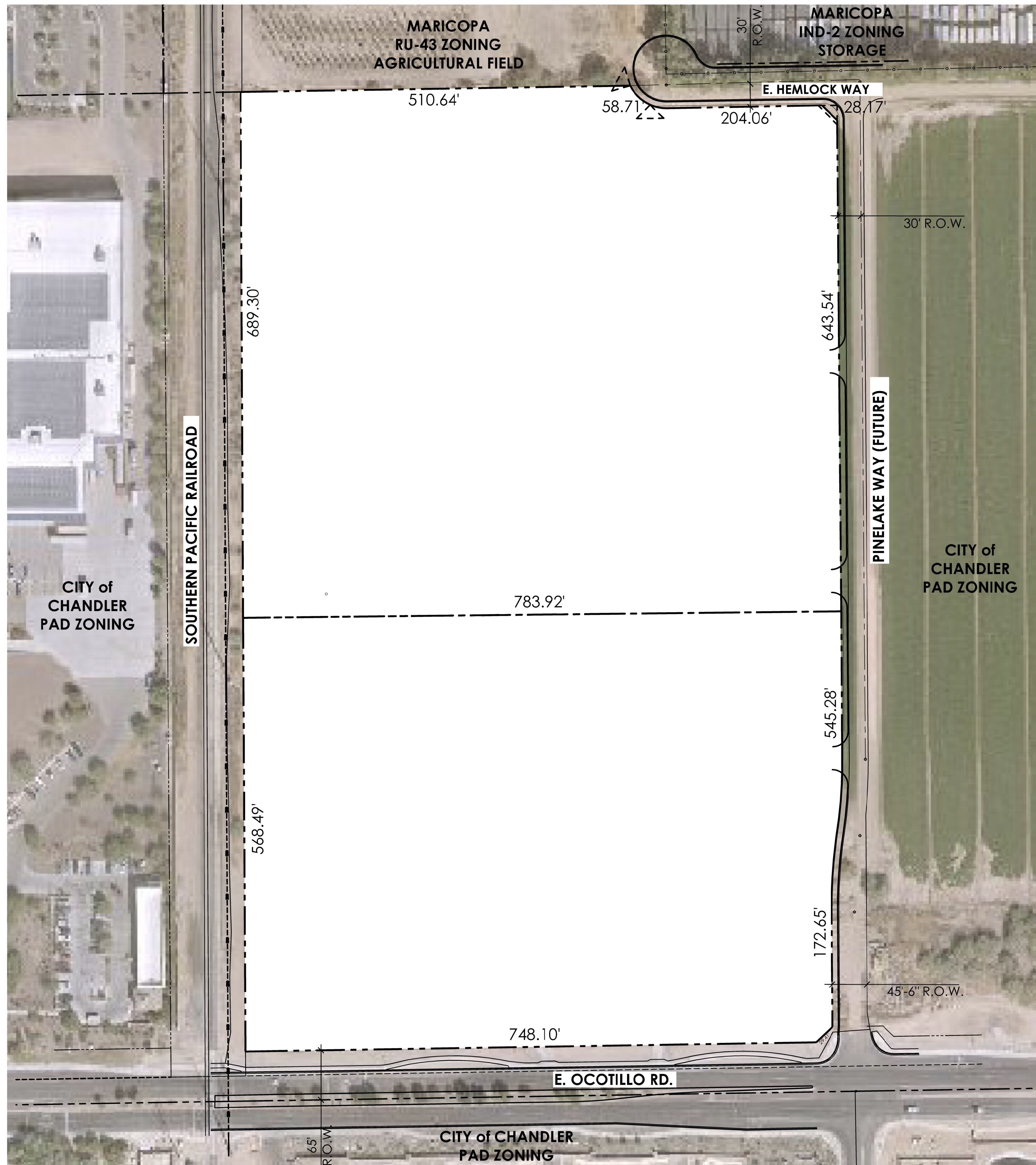
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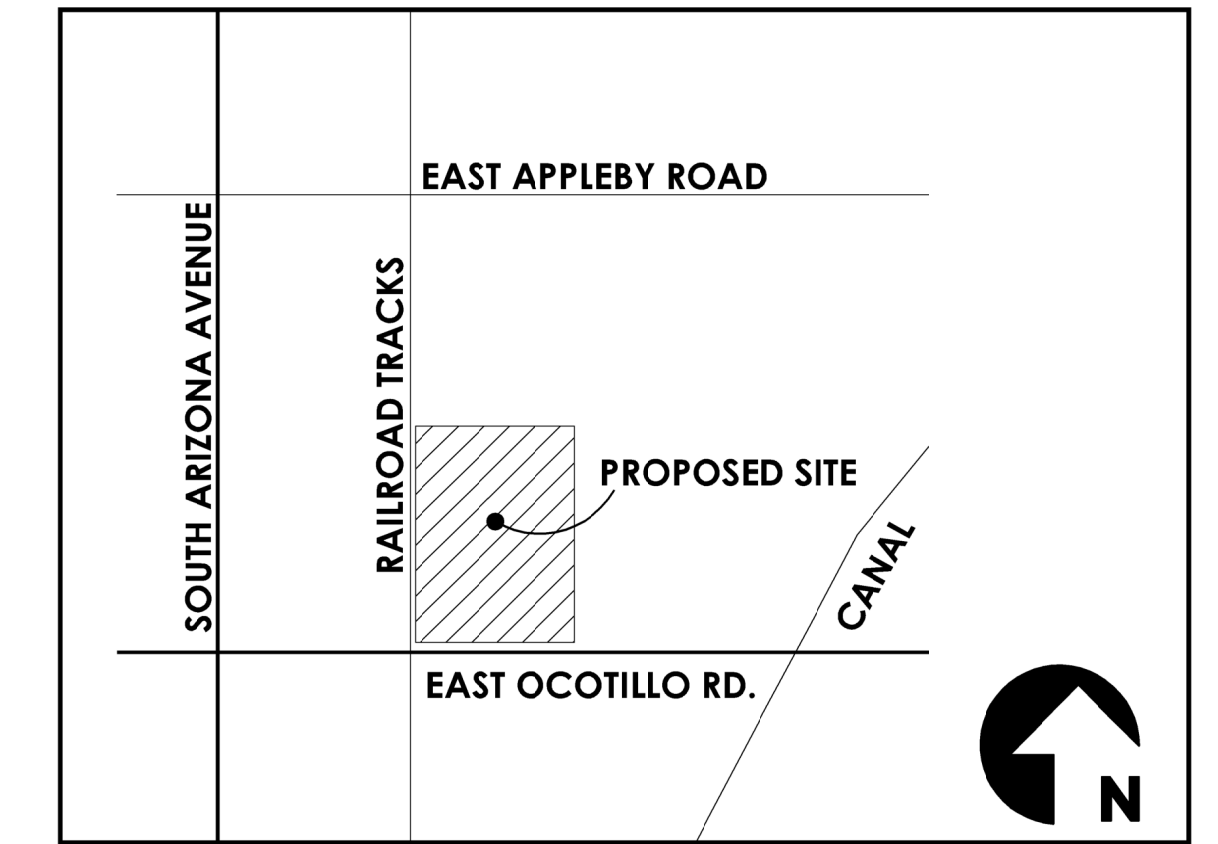
ZONING EXHIBIT MAP



Z240019 RCVD 9/26/25



Zone Change RU-43 to IND-2 (Light Industrial) with an Industrial Unit Plan of Development Overlay ("IUPD")



REGULATION	BASE ZONING REGULATIONS (IND-2)	PROPOSED ZONING REGULATIONS (IND-2 IUPD)
MAX HEIGHT	40'	54'
MIN. FRONT YARD	20'	20'
MIN. SIDE YARD	5'	5'
MIN. STREET-SIDE YARD	10' (LOCAL STREET)	10' (LOCAL STREET)
MIN. LOT AREA	6,000 S.F.	6000 S.F.
MIN. LOT WIDTH	60'	60'
MAX LOT COVERAGE	60%	60%
PARKING SPACES	1.0 PER 600 SF FLOOR AREA	1.0 PER 600 SF FLOOR AREA
SCREENING	6' SOLID WALL	6' SOLID WALL (3' AT STREET FRONTS)

Note:

- 1) Per the IUPD all multifamily residential uses are prohibited.
- 2) Service providers will be established at the Plan of Development Stage.

IND-2 IUPD Narrative Report

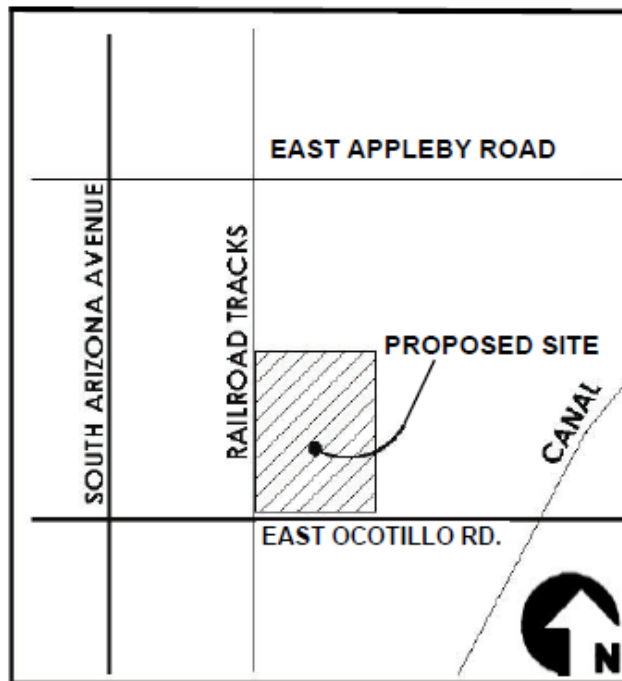
Z240019 RCVD 9/26/25

Chandler Leased Housing Associates I, LP



(A Dominion-Related Company)

NWC Ocotillo Road & Pinelake Way



Case No. Z240019

- Submitted: October 16, 2023
- Resubmitted: September 16, 2024
- Resubmitted: November 1, 2024
- Resubmitted: January 24, 2025
- Resubmitted: March 3, 2025
- Resubmitted: September 16, 2025
- Resubmitted: September 22, 2025
- Resubmitted: September 26, 2025

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Table of Exhibits

Exhibit 1	Context Aerial Map
Exhibit 2	Zoning Exhibit

I. BACKGROUND AND PURPOSE OF REQUEST

Chandler Leased Housing Associates I, LP, a Dominion-related company¹ (“Dominium”), requests a Zone Change from RU-43 to IND-2 (Light Industrial) with an Industrial Unit Plan of Development Overlay (“IUPD”) on approximately 24.59 gross (22.34 net) acres located at the northwest corner of Ocotillo Road and Pinelake Way, APNs 303-41-020M and 303-41-021L² (the “Site”). *See Exhibit 1, Context Aerial Map.* Dominion requests this Site be rezoned to allow appropriate uses on the Site, as modified and restricted through the IUPD Overlay. A Plan of Development is not proposed at this time.

II. DESCRIPTION OF PROPOSAL

Dominium requests a rezoning from RU-43 to IND-2 with an IUPD to allow the Site to be developed with industrial uses. *See Exhibit 2, Zoning Exhibit.* It is intended that the property improvements comply with the IND-2 Development Standards and Regulations except as otherwise modified by this IUPD.

The Site is currently underutilized. The highest and best use of the Site given its location at a mid-block location, adjacent to SRP transmission power lines, a railroad, and the back of a retail commercial development are the uses allowed by the IND-2 Zoning District as modified by this IUPD. Dominion seeks to develop this Site consistent with Maricopa County’s Comprehensive Plan, the City of Chandler’s (the “City”) General Plan, and the City’s Airpark Area Plan while providing jobs through the future industrial development. *See Appendix C, D, and E.*

III. RELATIONSHIP TO SURROUNDING PROPERTIES

The Site is a County Island within the City’s municipal planning area and is located approximately 2.2 miles south of the 202 Freeway. It is designated as “Employment” under the City’s General Plan and is located within the City’s Airpark Area Plan. Per Chandler’s General Plan, the “Employment” designation can allow industrial/business parks, corporate offices, manufacturing, and warehouse distribution. *See also, Appendix D.* The City’s Airpark Area Plan designates the Site as “Industrial”, which allows general industry such as manufacturing, distribution, warehousing, wholesaling, and utility uses. The Site is bordered on the south by Ocotillo Road, on the west by Union Pacific railroad tracks, on the north by a container storage yard and landscape facility within unincorporated Maricopa County, and on the east by vacant agricultural property and a Chandler Unified School District bus and storage facility. Additional uses surrounding the Site include multi-family developments south of Ocotillo Road (Lennar at Pinelake Inspiration) and retail commercial west of the railroad tracks (Paseo Linda). A quality industrial development will be consistent and compatible with nearby existing and future employment. *See Exhibit 1, Context Aerial Map.*

¹ Chandler Leased Housing Associates I, LP is a Dominion Apartments related entity that is the owner of the property included in this Rezoning Application.

² The Site presently consists of two parcels. The parcels will remain separate and may be combined by a future buyer(s).

IV. LOCATION AND ACCESSIBILITY

Access points will be reviewed and approved at the Plan of Development stage.

V. CIRCULATION SYSTEM

The onsite circulation and parking layouts will be designed to be safe and convenient for customers and employees and will be further reviewed at the Plan of Development approval stage.

VI. DEVELOPMENT SCHEDULE (PHASING)

The Site may be developed in one or multiple phases. Phasing will be reviewed and approved at the Plan of Development stage.

VII. COMMUNITY FACILITIES AND SERVICES

The Paseo Vista Recreation Area and Bark Park are within 2/3 of a mile of the Site (to the east). The Paseo Vista Recreation Area is maintained by the City. Additionally, the Paseo Trail system, adjacent to the Paseo Vista Recreation Area, provides access along the Consolidated Canal, ultimately connecting to the Crosscut Canal that connects the City of Chandler, Town of Gilbert, and City of Mesa.

The Site is within the Chandler Unified School District. The industrial development will not have any impacts on the area schools.

VIII. PUBLIC UTILITIES AND SERVICES

Water: City of Chandler (pending)*

Sewer: City of Chandler (pending)*

Police: City of Chandler/Maricopa County Sheriff's Office

Fire: City of Chandler (pending)*

Refuse: Private Refuse Company

* A utility service agreement has not yet been finalized with the City; however, a Pre-Annexation Development Agreement is currently underway with the City of Chandler that provides for municipal water and sewer service to the Site. The Site is located within the City's designated water and sewer service areas. Prior to any development, the Plan of Development process will require establishment of a utility service provider to ensure adequate water and sewer connections.

IX. ANNEXATION

The Site is anticipated to be annexed into the City of Chandler. As noted above, the applicant is working with the City on a Pre-Annexation Development Agreement.

X. SITE STANDARDS

Development on Site will comply with the below standards. The conceptual layout shown in this submittal is for illustrative purposes only. The Site may contain one or multiple buildings—that will all comply with the standards of this IUPD.

A. Development Standards

The IND-2 IUPD Development Standards Comparison Table is provided below, with changes noted in bold:

Regulation	Base Zoning District Regulations (IND-2)	Proposed Zoning Regulations (IND-2 IUPD)
Max Height	40'	54'
Min. Front Yard	20'	20'
Min. Side Yard	5'	5'
Min Street-Side Yard	10' (Local Street)	10' (Local Street)
Min. Lot Area	6,000 sq. ft.	6,000 sq. ft.
Min. Lot Width	60'	60'
Max. Lot Coverage	60%	60%
Parking Spaces Required	1.0 Per 600 SF Floor Area	1.0 Per 600 SF Floor Area
Screening	6' Solid Wall	6' Solid Wall (3' at Street Fronts)

These minor modifications indicated above will allow this underutilized Site to be developed into a quality industrial development that will benefit the area. The increase in maximum height (building up rather than out) will allow for an efficient site layout with ample, attractive landscaping on the Site and will allow adequate internal “clear height” often needed for modern industrial buildings. The increase in height will not negatively affect surrounding properties given it is surrounded by the railroad, commercial, and agricultural uses. The building has conceptually been located central to the Industrial Site, this further mitigates any impact the increased height may have on surrounding uses. The nearest residential uses are across Ocotillo Road and will not be negatively impacted by this increase. Regarding the modification to the screening requirement, a 3-foot wall at street fronts (Pinelake Way) will create a more attractive street frontage than a 6-foot wall.

B. Uses

Only the uses listed in “Appendix A” shall be permitted, all other uses are expressly prohibited. The uses listed in “Appendix B” are expressly prohibited. It is the intent of this IUPD to prohibit residential uses on the entire Site.

XI. CONCLUSION

This Zone Change Application establishes uses and other criteria that are appropriate for the Site and compatible with the surrounding area and is supported by the Maricopa County Comprehensive Plan, the City’s General Plan “Employment” designation, and the City’s Airpark Area Plan “Industrial” designation.

Dominium’s proposed development not only fulfills the vision of the Site, but also brings significant benefits to the Airpark Employment and Business District Area. By introducing this development, new job opportunities will be created, contributing to the economic growth of the area. The proposed development presents an ideal solution for the underutilized land, maximizing its potential and transforming it into a valuable asset for the community.

We request the County’s Approval.

Appendix A: Permitted Uses

- Aircraft firms including sales, service and rental.
- Bakeries, wholesale.
- Bottling plants or breweries.
- Cleaning plants, including carpets and dyeing.
- Construction equipment, including sales, service, rental and storage.
- Dairy products, processing of.
- Laboratories, experimental, photo or motion picture, research or testing.
- Manufacturing, compounding, assembling, processing, packaging or treatment of products such as candy, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries, but not including the refining or rendering of fats and oils.
- Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, leather, paper, plastics, precious or semi-precious metals or stones, light sheet metal, shell, textiles, tobacco, wire, yarns, wood not involving planing mills, and paint not employing a boiling process.
- Manufacturing or assembly of electrical appliances, electronic instruments and devices, optical goods, precision instruments, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers and crystal holders.
- Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay.
- Packing houses, fruit or vegetable not including processing.
- Training centers, industrial.
- Third-party parcel distribution centers up to a maximum of 400,000 square feet in the aggregate, including single parcel distribution buildings up to a maximum of 200,000 square feet each.
- Art needlework, handweaving and tapestries.
- Books, hand binding and tooling.
- Compounding of cosmetics and pharmaceutical products.
- Jewelry, manufacture from precious metals and minerals.
- Manufacture and assembly of clay, leather, metal and glass products of a handicraft nature.
- Manufacture and assembly of medical, dental and drafting instruments.
- Manufacture and assembly of optical goods and equipment, watches, clocks and other similar precision instruments.
- Manufacture and assembly of electrical or electronic apparatus, musical instruments, games and toys.
- Motion picture producing.
- Offices.
- Radio and television broadcasting stations and studios, but not including transmitter towers and transmitter stations.
- Any other office, laboratory, manufacturing and assembling uses similar to those uses enumerated herein which do not create any danger to the public health, safety and general welfare in surrounding areas and which do not create any offensive noise, vibration, smoke, dust, odor, heat or glare and which, by reason of high value in

- relation to size and weight of merchandise received and shipped create very little truck traffic.
- Temporary construction administration offices/yard complex – which may include a security office or residence for a security guard provided that the following conditions are met:
 - a. The uses are only associated with the developer/owner and subdivision or project in which they are located.
 - b. Upon sale of the development, cessation of the need for the use (95% buildout), or cessation of the use, all structures, modifications to structures and uses related to the temporary facility are removed.
 - c. Those uses of structures allowed shall meet all building code requirements.
 - d. All items stored on site shall only be those required for the construction on site.
 - e. The allowed uses may encroach into setback areas.
 - f. All necessary permits must be issued prior to placement on the site.
 - Frozen food lockers, including processing but not slaughtering of animals.
 - Landscape material sales provided all incidental equipment and supplies, including fertilizer and empty cans, are kept within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height, and no goods, materials or objects are stacked higher than the fence or wall so erected.
 - Printing, lithography and publishing establishments.
 - Wholesale stores.
 - Art metal and ornamental iron shops.
 - Awning and canvas stores.
 - Blueprint, photostat and reproduction (copy) services.
 - Cabinet and carpenter shops.
 - Catering establishments not utilizing any manufacturing process or outside storage of materials or vehicles.
 - Feed stores, inside storage only.
 - Laboratories, medical or dental.
 - Nurseries, flower and plant sales, provided all incidental equipment and supplies including fertilizer and empty cans, are kept within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height and no goods, materials or objects are stacked higher than the fence or wall so erected.
 - Plumbing shops.
 - Radio and television broadcasting stations and studios, but not including transmitter towers and stations.
 - Taxidermists.
 - Tinsmith shops.
 - Trade schools.
 - Upholstery shops.
 - Self-storage facilities.
 - Automobile parts and supplies
 - Privately owned or operated stations for fire protection, police or security service, ambulance or other emergency service providers.
 - Interior decorator shops
 - Precision, optical and musical instrument repair shops

- Private clubs and fraternal organizations
- Service to the public of water, gas, electricity, telephone, cable television and sewage including wastewater treatment plants. The foregoing shall be deemed to include attendant facilities and appurtenances to these uses, including, without limitation, distribution, collector and feeder lines, pumping or booster stations along pipelines, and substations along electric transmission lines.
- Accessory buildings and uses customarily incidental to the above uses.

Appendix B: Prohibited Uses

- Multiple-family residential.
- Data Centers
- Automobile sales, service and rental
- Boat sales and rental; bowling alleys; equipment rentals and sales
- Hospitals, clinics and kennels for animals
- Mobile home, travel trailer and recreational vehicle sales and service
- Automobile laundries
- Automobile repair shops and garages
- New and used, automobile and golf cart sales, and rentals
- Health spas and public gyms
- Conservatories or studios
- Art, dancing or music; department stores
- Drive-in restaurants and refreshment stands
- Electrical fixtures and appliance sales
- Furniture stores; paint and wallpaper stores
- Pet shops; pool halls or billiard centers
- Rental services: household, lawn, garden, sickroom or office equipment
- Restaurants and cafes (including drive-throughs) including patios, cocktail lounges, and outside dining and drinking areas
- Retail stores; veterinary hospitals
- Clinics and kennels for dogs, cats and small animals
- Antique shops; arcades
- Art galleries
- Bakery shops; banks
- Barber and beauty shops
- Book, stationery and gift shops
- Business schools
- Bus depots
- Candy shops
- Churches and houses of worship
- Cleaning agencies, laundry agencies, pressing establishments and self-service laundries, including self-service dry-cleaning machines
- Clock and watch repair shops
- Clothing and dry good shops, including clothing and costume rental
- Craft and hobby shops
- Day nurseries and nursery schools
- Delicatessen shops
- Dress shops
- Drugstores and soda fountains
- Florist shops
- Gasoline service stations
- Grocery stores and meat markets
- Hardware shops
- Household appliance shops

- Ice cream shops
- Jewelry shops
- Key, locksmith or gun shops
- Lumber yards
- Photographer's and artist's studios
- Private schools operated as a commercial enterprise
- Public facilities such as libraries, museums, parks, playgrounds, community buildings including police stations, post offices and other community service buildings
- Public schools; elementary, high school and college
- Radio and television shops
- Secretarial or answering services
- Shoe repair shops
- Tailor shops
- Variety or notion stores
- Video rental stores
- Third-party parcel distribution centers in excess of 400,000 square feet in the aggregate, including no single parcel distribution buildings greater than 200,000 square feet each.
- Wholesale ice distribution

Appendix C: Conformity to Comprehensive Plan

The proposal promotes the following goals and policies enumerated in the County's Vision 2030 Comprehensive Plan:

- **Land Use Goal #1: Achieve balanced and efficient development patterns.**

The proposed industrial development will help achieve balanced and efficient development in the area by promoting industrial uses and creating jobs. The surrounding area consists of undeveloped land, commercial and employment uses, and single- and multi-family residential uses.

- **Land Use Goal #4: Exercise sound financial management through land use decisions that build the County's fiscal strength.**

The industrial development will promote the local economy by bringing jobs and industry to the area.

- **Land Use Policy #17: Maricopa County supports balanced land use patterns that include various residential, retail, non-retail employment, and public and civic land uses.**

The proposed development will support the County's balanced land use pattern by providing jobs for this area of the County. Nearby properties include vacant, undeveloped land, commercial and employment uses, and single- and multi-family residential uses. This rezoning will facilitate development that will add variety and balance to land use patterns.

- **Economic Growth Goal #1: Contribute to an effective regional economy.**

The industrial development will contribute to the economy by bringing industry and jobs.

- **Economic Growth Goal #4: Create and grow a diverse business climate.**

The Industrial Site provides opportunities for various industries and will contribute to a diverse business climate.

Appendix D: Conformity to Employment Designation on Chandler's General Plan

The proposal is supported by the designation of "Employment" on Chandler's General Plan as stated below. This proposed industrial development will strengthen the economic base by providing additional industry and jobs.

The Future Land Use Plan Map focuses attention on strengthening the community's economic base by expanding the growth areas and identifying a variety of employment areas for future growth. Major employers, knowledge-based industries, and industrial/business parks are allowed.

Appendix E: Conformity to Chandler's Airpark Area Plan

The proposal promotes the following goals and policies enumerated in Chandler's Airpark Area Plan:

- **Guiding Principle: Encourage high quality development that attracts high tech, aviation-related, manufacturing, and commercial development as envisioned in the City of Chandler Strategic Framework.**

This proposed rezone will facilitate quality development in an appropriate location that can attract a variety of industrial/commercial uses.

- **Industrial District Goals & Strategies #3: Encourage development in the Industrial District that is designed to be flexible in use & that can accommodate a mix of office, showroom, & potentially limited manufacturing within the same building**

The Industrial Site could accommodate a mixture of uses and will encourage development in this Industrial District.

- **Industrial District Goals & Strategies #3: Encourage development that contributes to the City's employment base and benefits from proximity to the Chandler Municipal Airport, Loop 202 and the railroad.**

This proposed development, located in close proximity to the Airport, Loop 202, and railroad, is a prime site for industrial development that will benefit the City's employment base.

Exhibit 1



W APPLEBY RD

S ARIZONA AVE

E OCOTILLO RD

ARIZONA AVE

87

303-41-020M
303-41-020L

303-40-014B

303-52-989

303-41-012D

303-41-025A

303-41-012M

303-41-023

303-87-802

303-41-003A

303-41-004E

303-85-816A

303-85-809

303-49-966

303-49-967

303-85-814

303-85-810

303-49-970

303-41-023D

303-85-696

303-41-021B

303-49-972

303-40-003A

303-85-812

303-49-973

303-41-023E

303-85-811

303-49-975

303-40-001A

303-85-693

303-49-976

303-40-001A

LORD

303-47-365

E OCOTILLO RD

303-46-586A

303-40-565

303-46-974

303-46-972

303-46-992

303-54-937

303-47-362

303-46-973

303-46-991

303-46-838

303-45-111

303-46-112

303-46-004F

303-46-976

303-46-976

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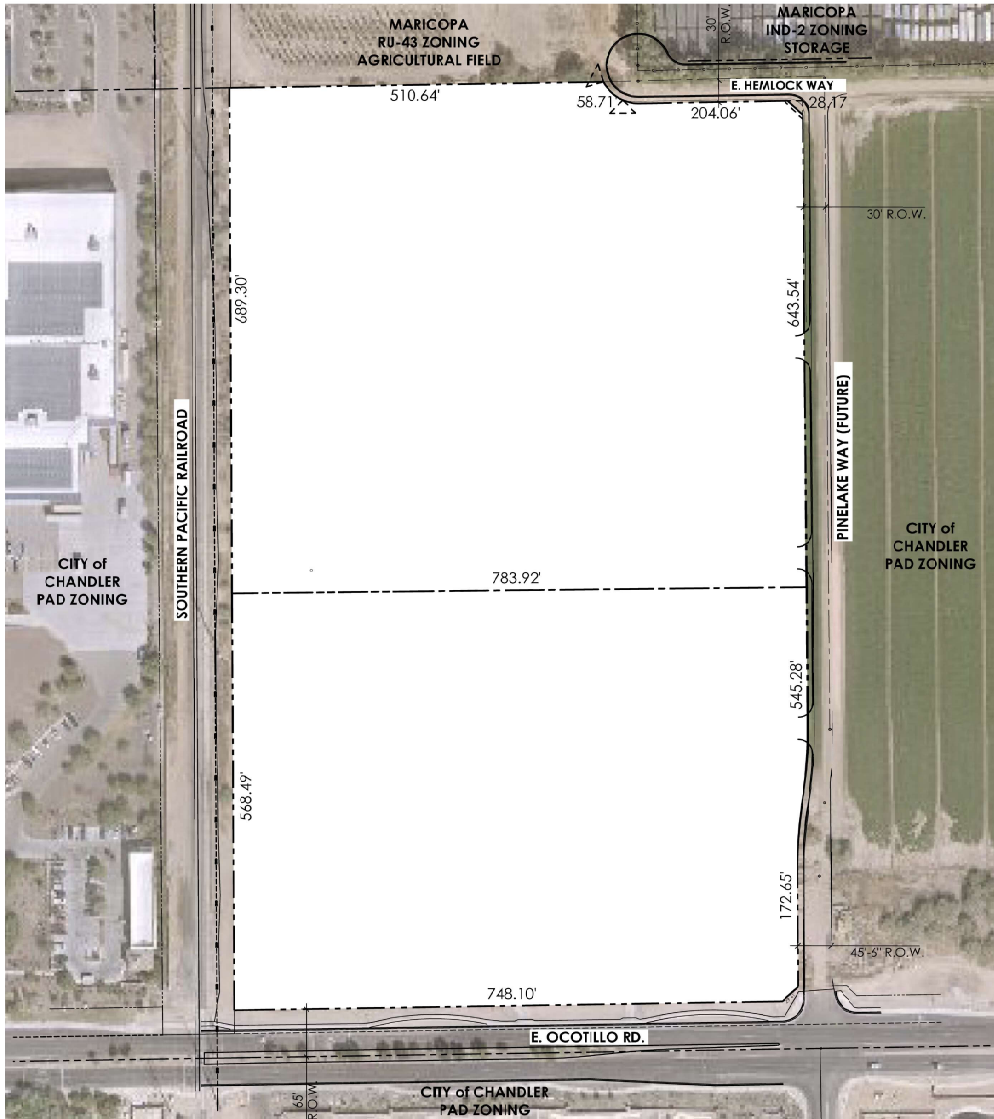
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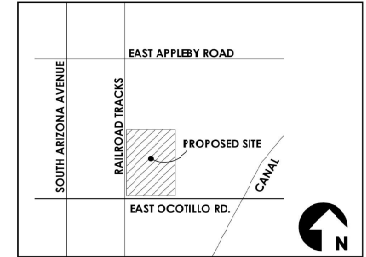
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Exhibit 2

ZONING EXHIBIT MAP



Zone Change RU-43 to IND-2 (Light Industrial) with an Industrial Unit Plan of Development Overlay ("IUPD")



REGULATION	BASE ZONING REGULATIONS (IND-2)	PROPOSED ZONING REGULATIONS (IND-2 IUPD)
MAX HEIGHT	40'	54'
MIN. FRONT YARD	20'	20'
MIN. SIDE YARD	5'	5'
MIN. STREET-SIDE YARD	10' (LOCAL STREET)	10' (LOCAL STREET)
MIN. LOT AREA	6,000 S.F.	6000 S.F.
MIN. LOT WIDTH	60'	60'
MAX LOT COVERAGE	60%	60%
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SCREENING	6' SOLID WALL	6' SOLID WALL (3' AT STREET FRONTS)

Note:
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