ORDINANCE NO. 4541

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL(S) FROM PLANNED AREA DEVELOPMENT (PAD) FOR COMMERCIAL, OFFICE, AND BUSINESS PARK USES INCLUDING A MID-RISE OVERLAY FOR BUILDINGS UP TO 85-FEET IN HEIGHT, TO PLANNED AREA DEVELOPMENT (PAD) FOR BUSINESS PARK, HOTEL, CONFERENCE CENTER, AND SERVICE RETAIL USES, INCLUDING A MID-RISE OVERLAY FOR BUILDINGS UP TO 150-FEET IN HEIGHT (DVR13-0032 ALLRED PARK PLACE) 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(s) are hereby rezoned from PAD for commercial, office, and business park uses including a Mid-Rise Overlay for buildings up to 85-feet in height, to PAD for business park, hotel, conference center, and service retail uses, including a Mid-Rise Overlay for buildings up to 150-feet in height, subject to the following conditions:

1. Development shall be in substantial conformance with the attached Development Booklet, entitled "ALLRED PARK PLACE", kept on file in the City of Chandler Planning Services Division, in File No. DVR13-0032, except as modified by condition herein. The Development Booklet provides that building layout, architecture and design for future development of individual parcels, and related onsite site layout related to such future development of individual parcels, will be reviewed and approved administratively.

2. 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.

3. 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.

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 or as otherwise approved in a development agreement.

5. Unless otherwise included as part of the City's Capital Improvement Program, the developer shall be required to install landscaping in the arterial street median(s) adjoining this project. 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.

6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

7. Approval by the Director of Transportation and Development for landscaping (open spaces and rights-of-way), perimeter walls and arterial street median landscaping is required.

8. 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.

9. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.

10. Maximum building height shall be limited to 150-feet.

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

SECTION III. 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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 8th day of May 2014.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 22nd day of May 2014.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4541 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 22nd day of May 2014, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

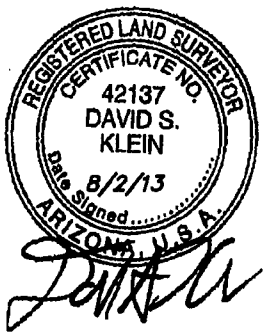
PUBLISHED in the Arizona Republic on May 30 and June 6, 2014.

EXHIBIT

LEGAL DESCRIPTION OF
PROPERTY TO BE RE-ZONED AT
WILLIS ROAD AND PRICE ROAD

That portion of the West half of Section 6, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a Maricopa County brass cap in pothole marking the West quarter corner of said Section 6, from which a City of Chandler brass cap flush marking the Southwest corner of said Section 6 bears South 00 degrees 11 minutes 04 seconds East 2,680.88 feet;
THENCE North 89 degrees 06 minutes 24 seconds East 720.28 feet along the North line of the Southwest quarter of said Section 6 and the centerline of Willis Road to a City of Chandler brass cap in handhole at the intersection of Willis Road and Price Road;
THENCE North 00 degrees 10 minutes 31 seconds West 2,039.38 feet along the centerline of said Price Road to the beginning of a tangent curve to the left having a radius of 884.64 feet;
THENCE continuing along said centerline of Price Road Northerly along the arc of said curve through a central angle of 19 degree 00 minutes 37 seconds an arc length of 293.52 feet;
THENCE North 70 degrees 48 minutes 38 seconds East 60.00 feet;
THENCE North 85 degrees 06 minutes 33 seconds East 554.94 feet;
THENCE South 87 degrees 22 minutes 31 seconds East 424.58 feet;
THENCE South 71 degrees 07 minutes 38 seconds East 400.44 feet;
THENCE South 62 degrees 12 minutes 36 seconds East 112.67 feet;
THENCE South 41 degrees 03 minutes 11 seconds West 706.17 feet;
THENCE South 05 degrees 02 minutes 07 seconds West 130.00 feet to the centerline of Spectrum Boulevard and the beginning of a non-tangent curve to the left having a radius of 400.00 feet, the center of which bears South 05 degrees 02 minutes 05 seconds West;
THENCE Westerly along said centerline of Spectrum Boulevard and the arc of said curve through a central angle of 32 degrees 37 minutes 54 seconds an arc length of 227.81 feet;
THENCE South 27 degrees 35 minutes 49 seconds East 50.00 feet;
THENCE South 00 degrees 10 minutes 45 seconds East 1,430.33 feet to the North line of said Southwest quarter and the said centerline of Willis Road;



EXPIRES 3/31/14

SHEET 1 OF 2

SUPERIOR
SURVEYING SERVICES, INC.

21415 N. 23rd Avenue
Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DATE: 8/2/13

JOB NO.: 130762

EXHIBIT

LEGAL DESCRIPTION OF
PROPERTY TO BE RE-ZONED AT
WILLIS ROAD AND PRICE ROAD

(Legal Description continued):

THENCE South 89 degrees 06 minutes 24 seconds West 789.06 feet along said North line and said centerline of Willis Road to a City of Chandler brass cap in handhole at the intersection of Willis Road and Price Road and the beginning of a non-tangent curve to the left having a radius of 926.43 feet, the center of which bears North 89 degrees 49 minutes 31 seconds East;
THENCE Southerly along said centerline of Price Road and the arc of said curve through a central angle of 35 degrees 53 minutes 19 seconds an arc length of 580.29 feet;
THENCE South 36 degrees 03 minutes 48 seconds East 301.73 feet along the centerline of said Price Road to the beginning of a tangent curve to the right having a radius of 1,009.55 feet;
THENCE Southerly along said centerline of Price Road and the arc of said curve through a central angle of 33 degrees 06 minutes 05 second an arc length of 583.25 feet to a City of Chandler Brass Cap in Handhole;
THENCE South 88 degrees 57 minutes 13 seconds West 1,263.35 feet to the West line of said Southwest quarter;
THENCE North 00 degrees 11 minutes 04 seconds West 1,340.44 feet along said West line to the POINT OF BEGINNING.

COMPRISING 81.313 acres or 3,542,006 square feet more or less, subject to all easements of record.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S.
KLEIN
Date Signed 8/2/13
ARIZONA, U.S.A.

EXPIRES 3/31/14

SHEET 2 OF 2

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