

in 2006 along with a Preliminary Development Plan (PDP) for one, multi-tenant general office building at 64,318 square feet and 3-stories in height, and a future phase including two multi-tenant industrial warehouse buildings totaling 43,073 square feet.

The application requests PDP approval for site and building design to allow for a light industrial development with general office. The development includes new light industrial buildings totaling 105,468 square feet to be developed in two phases. Phase 1 includes a 63,965 square foot two-story building and Phase 2 with a 41,503 square foot one-story building. Phase 2 will adjoin the Phase 1 building. The Phase 1 building will be occupied by Savage Universal, an existing Chandler company.

The building is placed in a landscape setting at the intersection corner with plant materials lining both streetscapes up to building façades. The desert themed landscaping includes a variety of trees such as Mesquite and Palo Verde, shrubs, and granite rock. A driveway access is provided along both street frontages. Decorative concrete pavers are provided at each driveway. Each phase includes a gated rear yard area with truck loading areas.

The building's architectural design is a modern, geometric theme. Rooflines vary in height, exterior wall panels include vertical and horizontal elements, multiple paint colors, metal canopies, and decorative reveals. Savage Universal's two-story entry is designed primarily with windows featuring horizontal bands that tie into the reveals of the concrete tilt panels. The materials, accents, and paint colors are consistently applied in Phase 1 and 2 buildings.

The development meets parking requirements providing a total of 128 parking spaces. A parking area is provided in front of each building and additional parking is within the rear outdoor yards.

Building and freestanding monument signs are included in the Development Booklet. Signs for Savage represent a logo with business name. The sign is a metal cabinet internally illuminated with routed-out push-thru lettering. Two building signs and two, 6-foot high monument signs are proposed. One monument sign is located along each street frontage.

CHANDLER AIRPORT BUSINESS PARK DESIGN STANDARDS

The CABP includes development design standards that were implemented through the zoning of Cardinal Health's property. The standards identify some specific design criteria as well as other generalized design objectives to be implemented. The streetscape includes specific street corner landscape themes that vary between the different types of intersection corners. Particular tree species planting themes are identified to occur along specific streets. Sidewalks will be patterned near intersections and meander within tree groupings along the streets. Parking lot screen walls from street view will be uniform in certain design characteristics such as the wall-cap detail. Screen walls will also integrate with the individual building designs through the use of common materials and color used in the building's architecture.

In addition, there are architectural design standards for the Business Park. Buildings within the CABP will most typically be constructed with tilt-up concrete or cement block. Architectural finishes will vary, and building designs are mandated to incorporate architectural elements to

break up horizontal wall planes while incorporating vertical relief in the building wall or with architectural elements in front of the wall plane. Colors will be limited to earth tones and used to offset or highlight plane changes. Tilt-up concrete buildings will incorporate vertical relief in other specified manners. Building facades along streets will feature an abstract expression in the design or massing. Architectural solutions within the CABP will meet or exceed those quality standards exemplified in the Cardinal Health building.

The proposed Savage Universal development meets the development design standards for CABP in addition to meeting Commercial Design Standards.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was mailed August 29, 2013. As of the date of this memo, Planning Staff and the applicant have not been contacted regarding this application.
- Planning Staff is not aware of any opposition to this proposal.

RECOMMENDED ACTION

Preliminary Development Plan

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "BELLMAN LLC", kept on file in the City of Chandler Planning Division, in File No. PDP13-0007, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3867 in case DVR06-0030, except as modified by condition herein.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
5. 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.
6. Raceway signage shall be prohibited within the development.

PROPOSED MOTIONS

Motion to recommend approval of Preliminary Development Plan request PDP13-0007 BELLMAN LLC for a light industrial office development, subject to the conditions as recommended by Planning Staff.

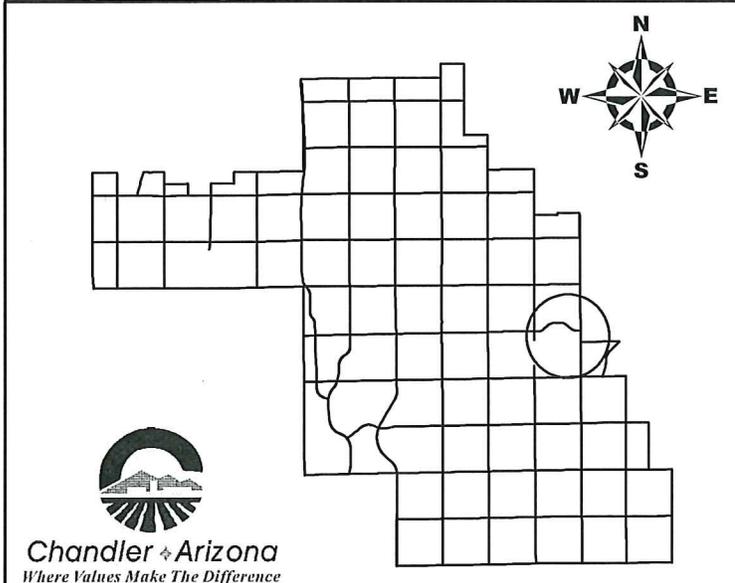
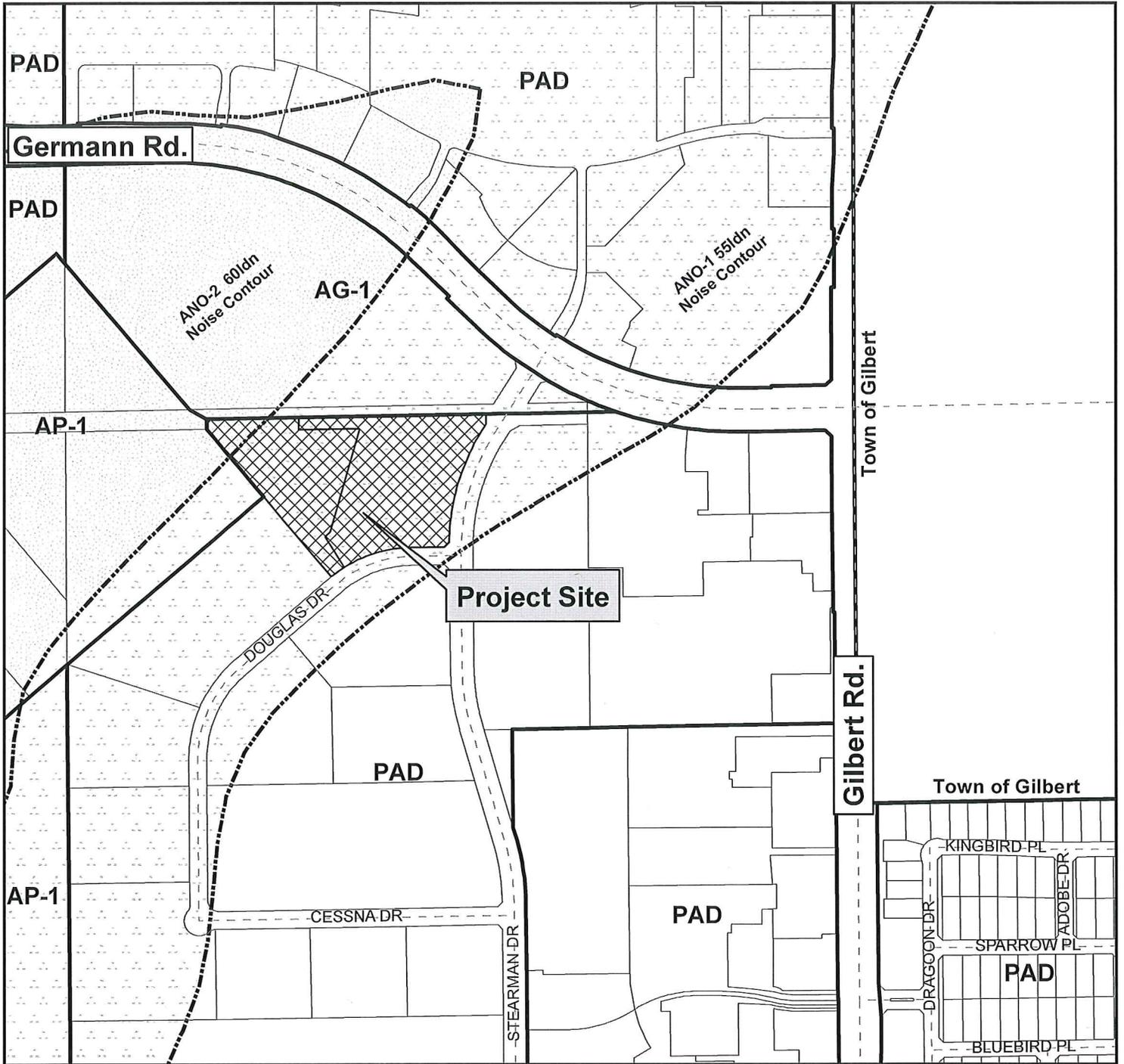
PZ Memo No. 13-084

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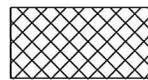
October 16, 2013

Attachments

1. Vicinity Maps
2. Chandler Airport Business Park Master Plan
3. Chandler Airpark Area Plan
4. Site Plan
5. Landscape Plan
6. Building Elevation Perspectives and Elevations
7. Ordinance No. 3867 in case DVR06-0030
8. Development Booklet, Exhibit 'A'

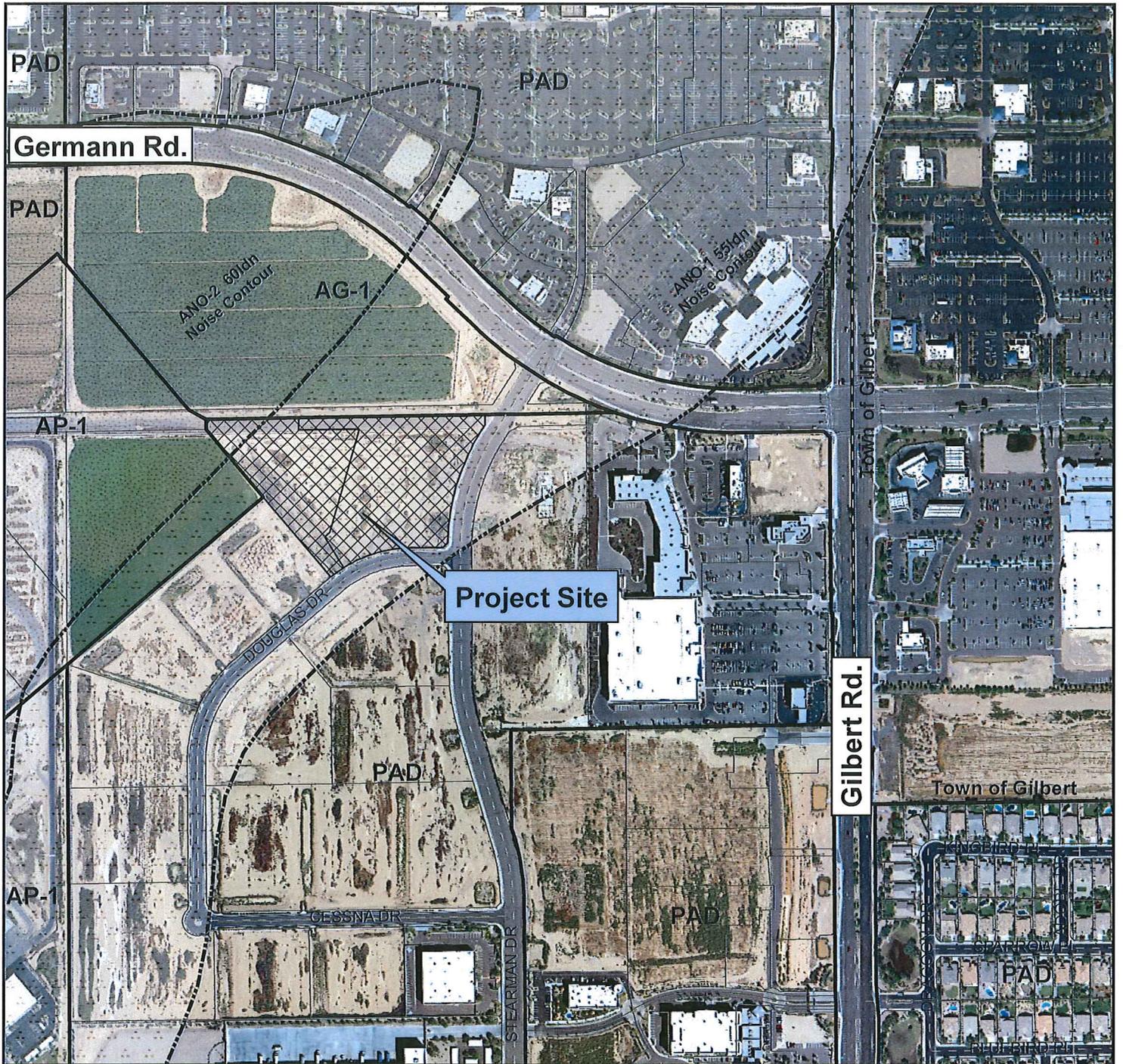


Vicinity Map



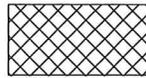
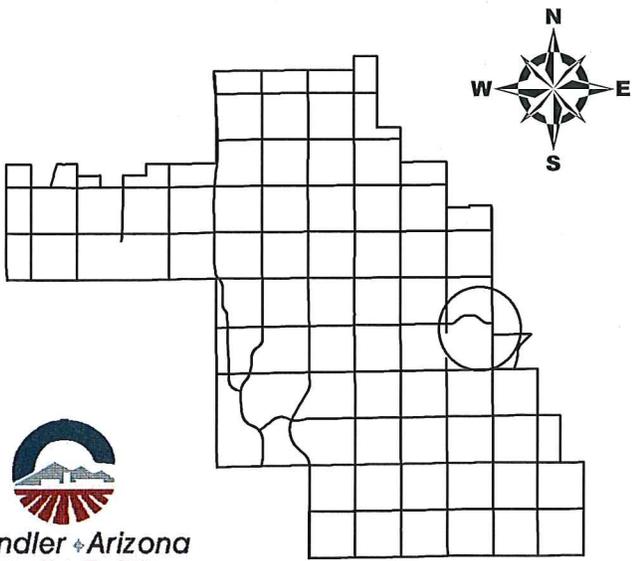
PDP13-0007

Bellman, LLC



Project Site

Vicinity Map



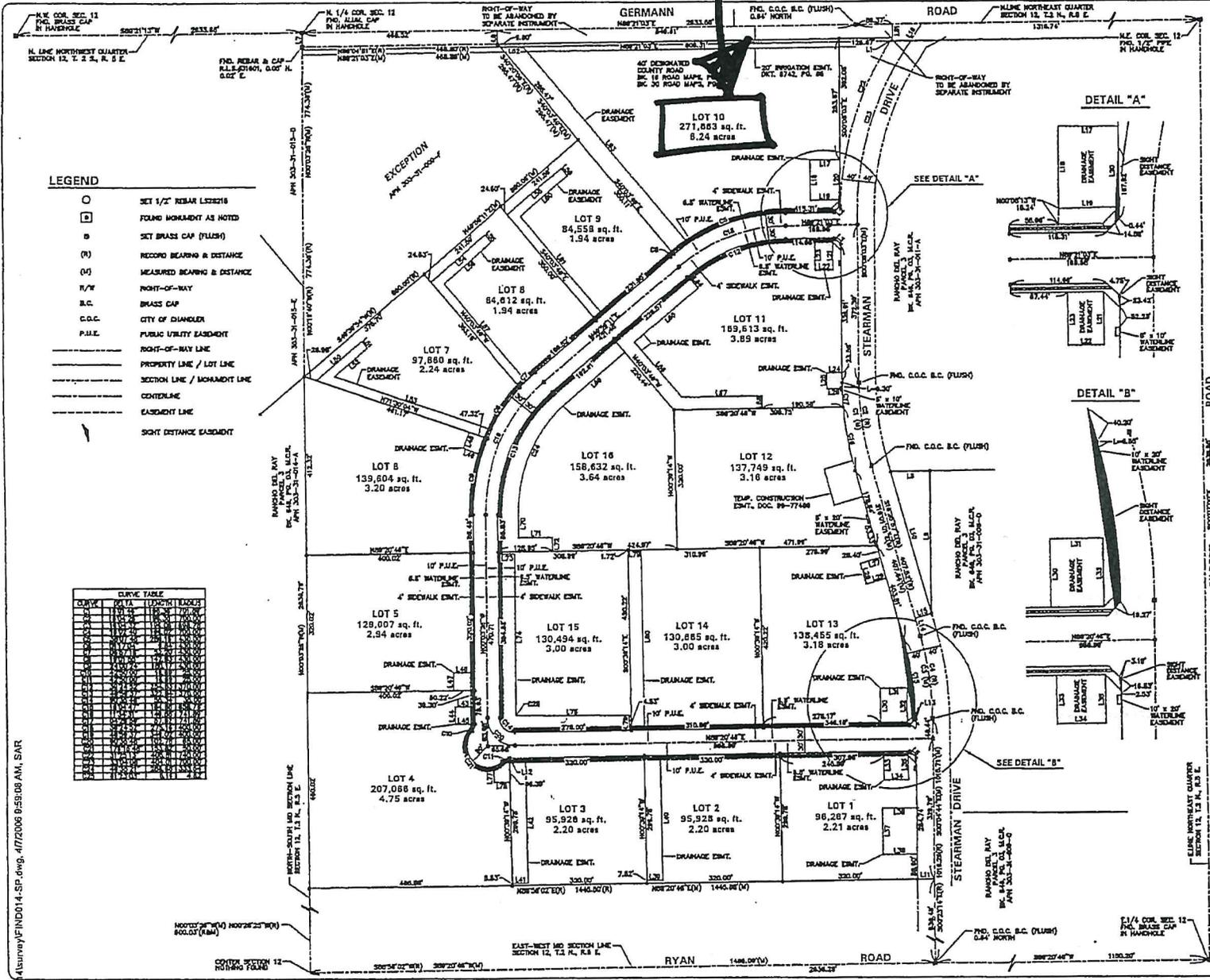
PDP13-0007

Bellman, LLC



Subject site, Lot 10

CHRP master plan original



- LEGEND**
- SET 1/2" REBAR L502218
 - FOUND MONUMENT AS NOTED
 - ⊙ SET BRASS CAP (FLUSH)
 - (R) RECORD BEARING & DISTANCE
 - (M) MEASURED BEARING & DISTANCE
 - N/W RIGHT-OF-WAY
 - S.C. BRASS CAP
 - C.C. CITY OF CHANDLER
 - P.U.E. PUBLIC UTILITY EASEMENT
 - RIGHT-OF-WAY LINE
 - PROPERTY LINE / LOT LINE
 - SECTION LINE / MONUMENT LINE
 - CENTERLINE
 - EASEMENT LINE
 - RIGHT DISTANCE EASEMENT

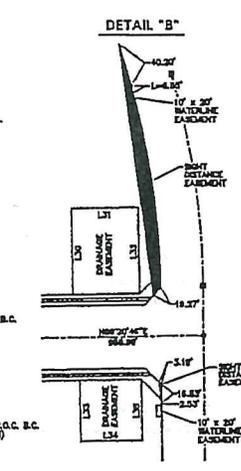
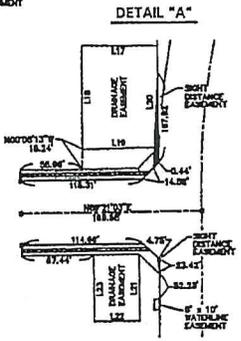
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LINE TABLE

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CIVIL AND SURVEY

HUNTER ENGINEERING
 1000 N. HAVENHOLE RD., SUITE 278
 CHANDLER, AZ 85226
 PHONE: 480.948.8888
 FAX: 480.948.8889

"CHANDLER AIRPORT BUSINESS PARK"
 A PORTION OF SECTION 12, T2S, R3E, S12N
 RANGE 8 EAST, OF THE GILA AND SALT RIVER BASIN AND MOUNTAIN
 PLATS IN MARICOPA COUNTY, ARIZONA

SECTION 12
 TRICHP: 2 & 3
 RANGE: 8 E

JOB NO:
FIND014-SP

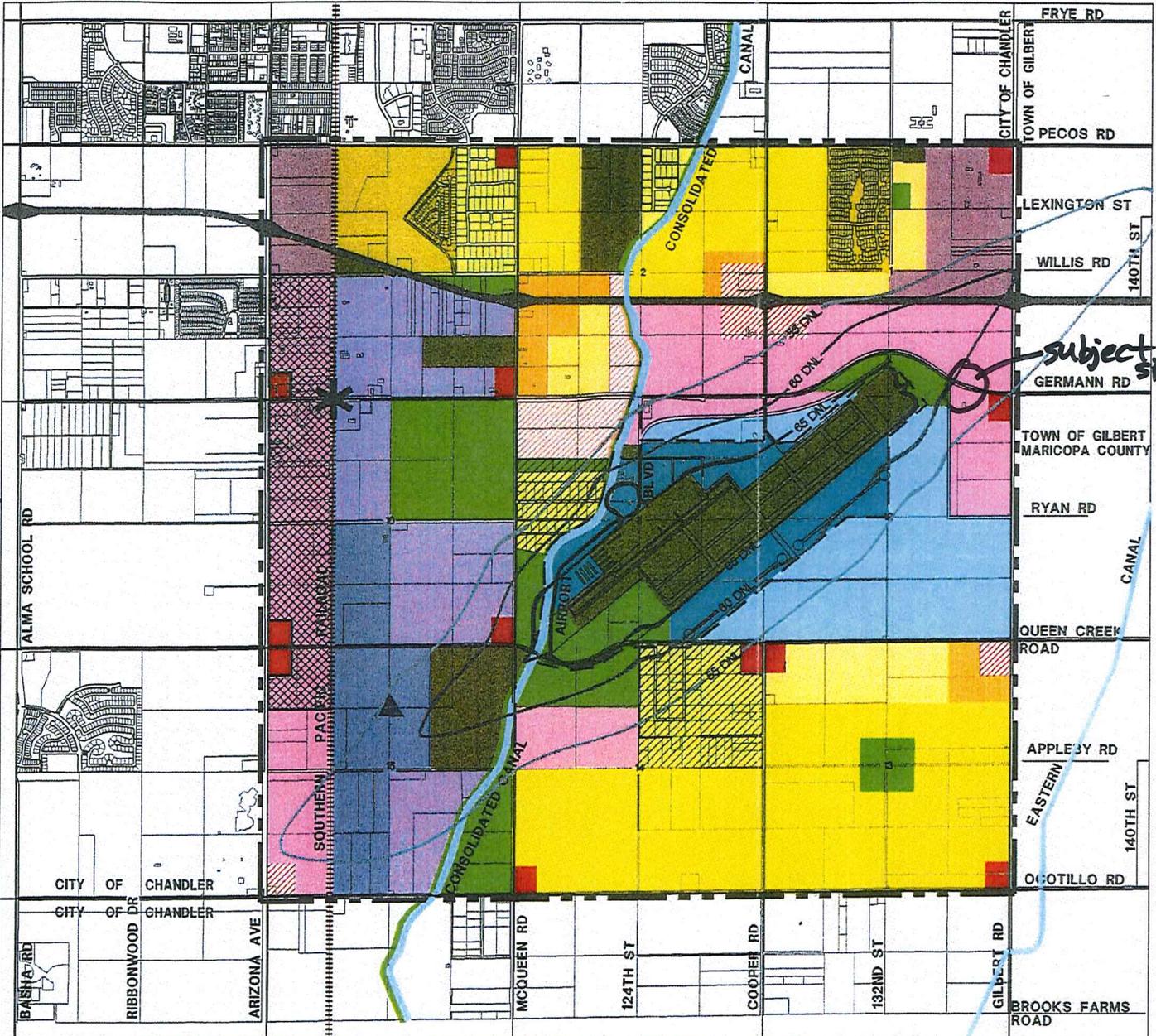
SCALE:
1" = 100'

SHEET
2 OF 2

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Chandler Airpark Masterplan

BY PLANNERS: CHANDLER AIRPARK CONSULTING, INC. OCT 12, 1998 - 4:35pm PLOT DATE:
 BEST PLOT NUMBER



CHANDLER AIRPARK Area Plan

FINAL LAND USE PLAN

	RR (0-15 D.U. PER ACRE) 300 ACRES
	LDR (18-3.5 D.U. PER ACRE) 1020 ACRES
	LMDR (3.6-8 D.U. PER ACRE) 240 ACRES
	MDR (8.1-12 D.U. PER ACRE) 200 ACRES
	HDR (12.1-18 D.U. PER ACRE) 130 ACRES
	NEIGHBORHOOD COMMERCIAL 10 ACRES
	COMMUNITY COMMERCIAL 75 ACRES
	REGIONAL COMMERCIAL 240 ACRES
	SPECIAL USE COMMERCIAL 100 ACRES
	COMMERCIAL/OFFICE/BUSINESS PARK 848 ACRES
	LIGHT INDUSTRIAL 510 ACRES
	INDUSTRIAL 280 ACRES
	COMMERCIAL/OFFICE/BUSINESS PARK (TAXWAY ACCESS) 440 ACRES
	AEROSPACE INDUSTRY (FBO) 297 ACRES
	PUBLIC / SEMI-PUBLIC FACILITIES 470 ACRES
	PARKS AND OPEN SPACE 500 ACRES
	TRANSITIONAL OVERLAY ZONE (TO ANY COMMERCIAL USE) 220 ACRES
	LIGHT RAIL CORRIDOR OVERLAY PLANNING AREA (POTENTIAL MIXED USE) 250 ACRES
	FUTURE TRANSIT CENTER
	POTENTIAL FUTURE TRANSIT RAILYARD
	LOOP 202 SANTAN FREEWAY TENTATIVE ALIGNMENT
	- 55 DNL - NOISE CONTOUR 55
	- 60 DNL - NOISE CONTOUR 60
	- 65 DNL - NOISE CONTOUR 65 OR GREATER
	AIRPORT BOUNDARY
	STUDY AREA BOUNDARY AND AIRPORT OVERLAY DISTRICT

NOTE: DNL IS THE AVERAGE DAY/NIGHT NOISE LEVEL MEASURED IN DECIBELS. NOISE EXPOSURE IS FOR 2020 LEVEL.

SOURCE: BRW 2000

GRAPHIC SCALE
 2000 0 2000 4000 3000
 (IN FEET)
 1 inch = 2000 ft.

This map is only one portion of the complete and final Chandler Airpark Area Plan produced by BRW and adopted by the Chandler City Council on November 5, 1998. This map is not exclusive information regarding Chandler's Airpark Area Plan and should not be viewed as such. The complete Chandler Airpark Area Plan document contains detailed information and descriptions of each land use category as well as more information about the land use, transportation, infrastructure and economic development elements planned for this area.

Site Plan

PHASE I - PROJECT DATA - BELLMAN, L.L.C.

DEVELOPER: LGE CORPORATION
 740 NORTH 52ND STREET
 PHOENIX, ARIZONA 85008

BUILDING AREA: 61,887 S.F. (FOOTPRINT)
 STORES: TWO STORES
 LOT COVER: 63.05% (TAX 318 + 4.11 % (NET))
 OCCUPANCY: B / S-1 / F-1

LEGAL DESCRIPTION: HANSHON CHANDLER II
 AIRPORT LOT 6, CHANDLER AIRPORT BUSINESS PARK

ASSIGNMENT PARCEL: 303-31-352 (PHASE I) & 303-31-353 (PHASE II)

ZONING: PAD

PHASE I: 148,739 +/- SF (3.41 ACRES)
 PHASE II: 177,023 +/- SF (4.03 ACRES)
 TOTAL: 325,762 +/- SF (7.44 ACRES)

PHASE II - PROJECT DATA - BELLMAN, SPEC.

BUILDING AREA: 41,603 S.F. (FOOTPRINT)
 STORES: ONE STORE
 LOT COVER: 41.02% (TAX 103 + 24.7% (NET))
 OCCUPANCY: B / S-1

BUILDING HEIGHT (MEAS/LOFT): 30'-0" T.O.B. / 30'-0" T.O.B.
 ROOF HEIGHT (MEAS/LOFT): T.O.B.

A NEW BUILDING PROJECT
 BY:
LGE
 BELLMAN, L.L.C.



www.cavleyarchitects.com
 730 N. 52nd Street
 Suite 203
 Phoenix, AZ 85008
 602.393.5060



BELLMAN LLC

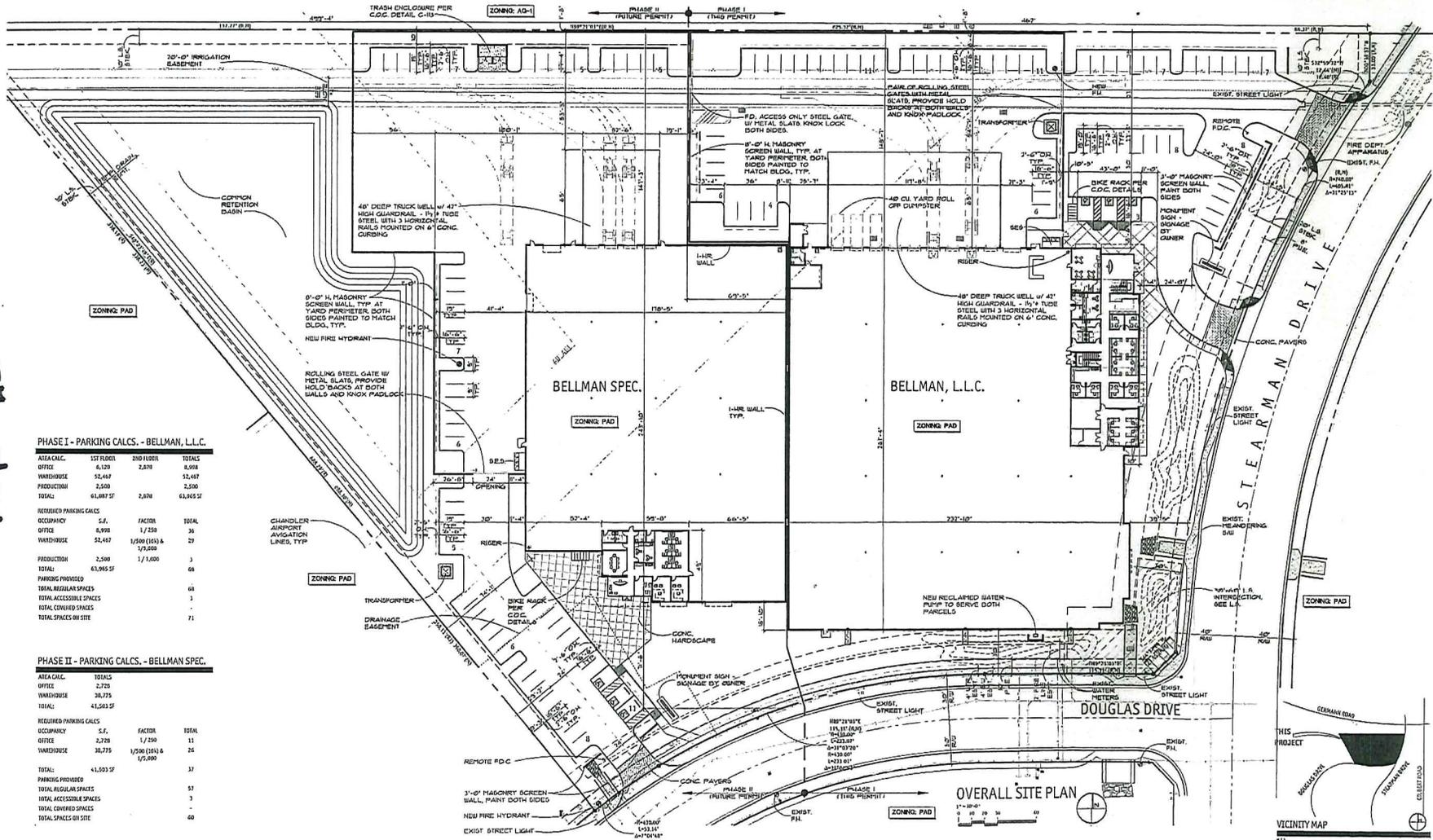
2050 SOUTH
 STEARMAN DRIVE
 CHANDLER
 ARIZONA
 85286

DATE
 PRICING SET
 05-08-13
 POP SUBMITTAL
 05-21-2013
 BLANKS SET
 07-18-2013
 75% SET
 08-28-2013

LGE
 DESIGN BUILD
 740 N. 52ND ST
 PHOENIX, AZ
 480.266.4001

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Project: BLM
A1.0



PHASE I - PARKING CALCS. - BELLMAN, L.L.C.

AREA/CALC.	157 FLOOR	2ND FLOOR	TOTALS
OFFICE	6,129	2,878	9,008
WAREHOUSE	52,467		52,467
PRODUCTION	2,508		2,508
TOTALS	61,099 SF	2,878	63,985 SF

REQUIRED PARKING CALCS.	S.F.	FACTOR	TOTAL
OFFICE	8,998	1/250	36
WAREHOUSE	52,467	1/500 (10%) & 1/1,000	29
PRODUCTION	2,508	1/1,000	3
TOTALS	63,965 SF		68

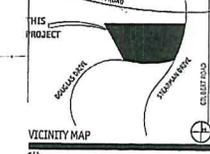
PARKING PROVIDED	TOTALS
TOTAL REGULAR SPACES	68
TOTAL ACCESSIBLE SPACES	3
TOTAL COVERED SPACES	71
TOTAL SPACES ON SITE	71

PHASE II - PARKING CALCS. - BELLMAN SPEC.

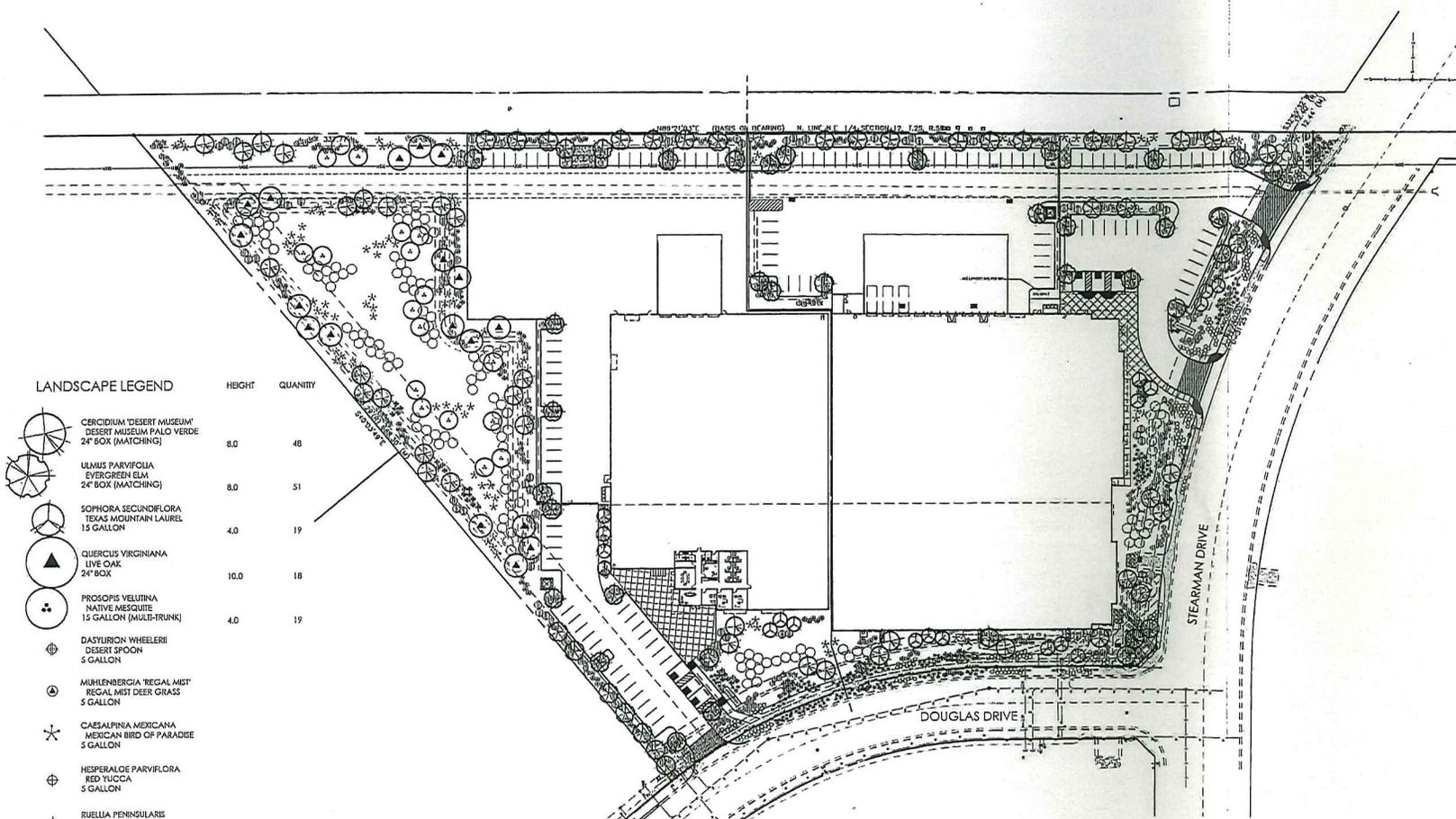
AREA/CALC.	TOTALS
OFFICE	2,725
WAREHOUSE	38,275
TOTALS	41,000 SF

REQUIRED PARKING CALCS.	S.F.	FACTOR	TOTAL
OFFICE	2,728	1/250	11
WAREHOUSE	38,275	1/500 (10%) & 1/7,000	26
TOTALS	41,003 SF		37

PARKING PROVIDED	TOTALS
TOTAL REGULAR SPACES	37
TOTAL ACCESSIBLE SPACES	3
TOTAL COVERED SPACES	-
TOTAL SPACES ON SITE	40



Landscape Plan

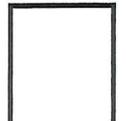


LANDSCAPE LEGEND

Symbol	Plant Name	Height	Quantity
	CERCIDIUM 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE 24" BOX (MATCHING)	8.0	48
	ULMUS PARVIFOLIA EVERGREEN ELM 24" BOX (MATCHING)	8.0	51
	SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL 15 GALLON	4.0	19
	QUERCUS VIRGINIANA LIVE OAK 24" BOX	10.0	18
	PROSOPIA YELLINA NATIVE MESQUITE 15 GALLON (MULTI-TRUNK)	4.0	19
	DASYLIRION WHEELERII DESERT SPOON 5 GALLON		
	MULLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS 5 GALLON		
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON		
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON		
	RUPELLIA PENNSULARIS BAJA RUPELLIA 5 GALLON		
	LARREA TRIDENTATA CREOSOTE BUSH 5 GALLON		
	ALOE 'BLUE ELP' BLUE ELF ALOE 1 GALLON		
	LANTANA MONTEVIDENSIS YELLOW DOT 1 GALLON		
	LANTANA MONTEVIDENSIS 'PURPLE TRAILING LANTANA' 1 GALLON		
	ACACIA REDDOLENS 'DESERT CARPET' DESERT CARPET 1 GALLON		
	1/2" MINUS DESERT COLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS		



730 N. 52nd Street
Suite 203
Phoenix, AZ 85008
602.393.5060



BELLMAN LLC

CHANDLER
ARIZONA

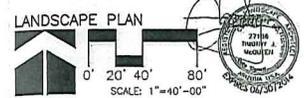
DATE
05-21-13
PDP
SUBMITTAL



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Project: BLM

La.01



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85220
P. (480) 266-0200 F. (480) 266-4818
EMAIL: tim@mcqueen.com





Bellman, LLC Chandler, Arizona

2013 . 09 . 06

This artist rendering is for conceptual design only and should not be referred to as a construction document.

Phase I - Savage Universal Entrance - View From Northeast





Bellman, LLC Chandler, Arizona

This artist rendering is for conceptual design only and should not be referred to as a construction document.

2013 . 09 . 06

Phase I - View From Intersection at Douglas Dr. & Stearman Dr.





Bellman, LLC

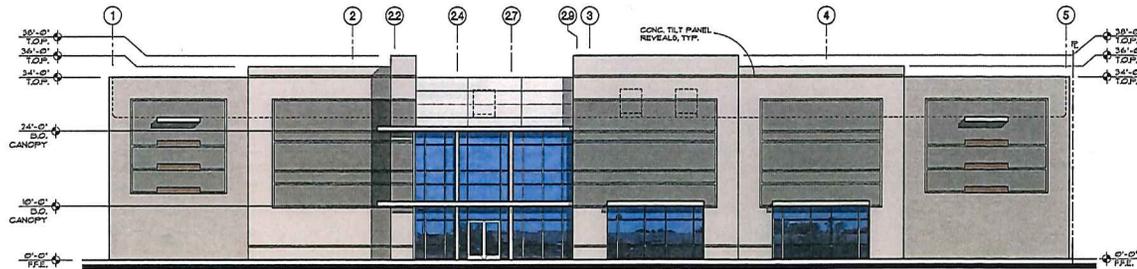
Chandler, Arizona

2013 . 09 . 06

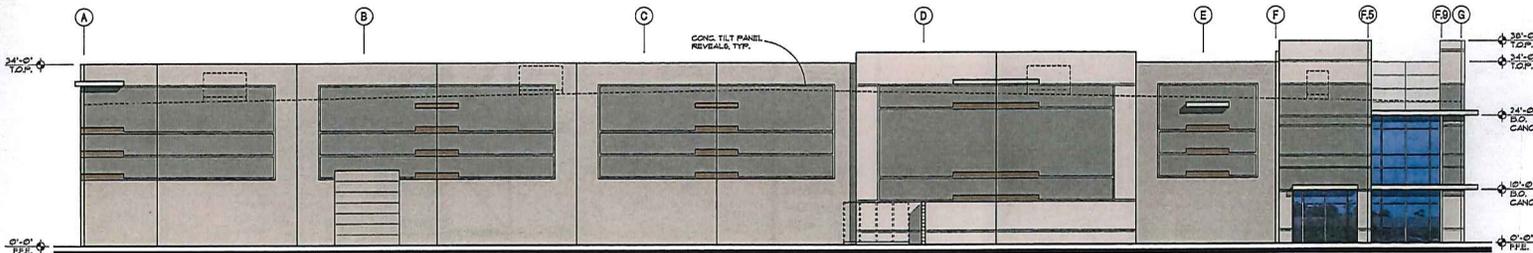
This artist rendering is for conceptual design only and should not be referred to as a construction document.

Phase II - Tenant Entrance - View From Southwest

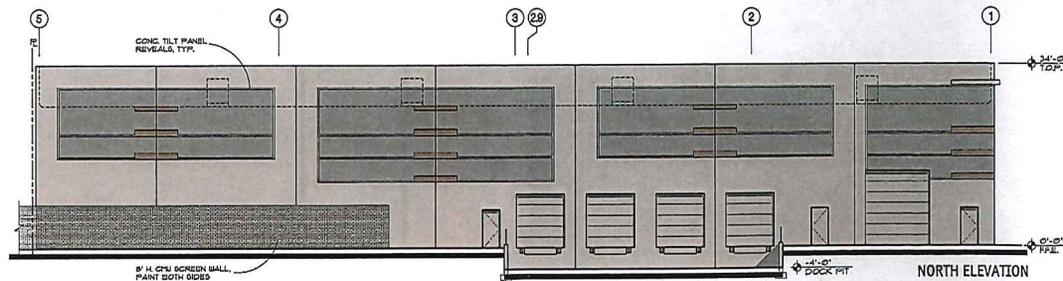




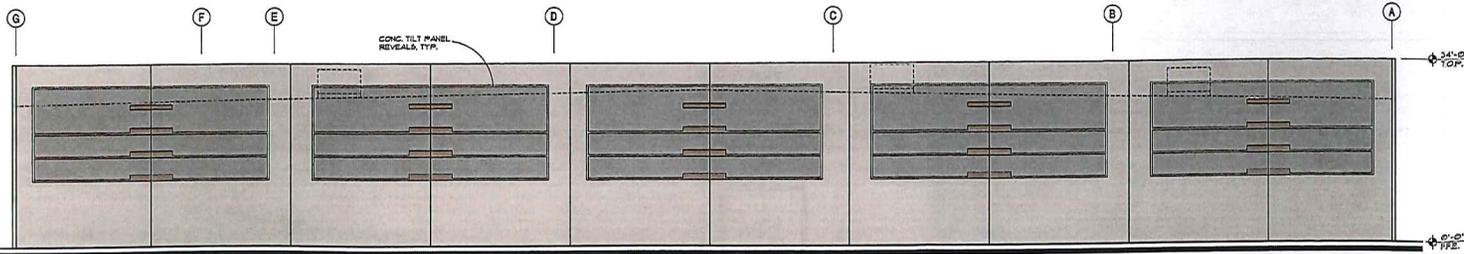
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL UP DOOR HEIGHTS LOCATIONS.
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

MATERIAL KEY

MATERIAL DESCRIPTION	
[22]	CONCRETE TILT-PANEL
[29]	METAL PANEL SYSTEM OVER STEEL FRAMING

CANOPY KEY

MATERIAL DESCRIPTION	
[27]	CANOPY FRAME - 10" 6TL CHANNEL PAINTED 'Y'
[28]	CANOPY DECK - RIBB. 6TL PANEL PAINTED 'Y'
[29]	CANOPY LOWERS - 6TL HAT CHANNELS PAINTED 'Y'

GLAZING KEY

MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUM. 6A	CLEAR ANODIZED
EXTERIOR GLASS	1" INSULATED BLUE REFLECTIVE	
INTERIOR GLASS	1/4"	CLEAR

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEmPERED GLASS.

COLOR KEY

COLOR KEY OR ELEMENT	COLOR NAME	MFR / COLOR NO.
①	SILVER LINED	DEW353
②	GRAY WOLF	DEW354
③	TARNISHED SILVER	DEW355
④	RIVER ROCKS	DEW351

- SEALANTS
 SMALL PAK LIGHT
 SCORCE LIGHT
 EXT. RAILINGS
 BOLLARDS
 LIGHT POLE
 SIGNS
 TRANSFORMER

1. PAINTER TO PROVIDE A THREE COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED BY ARCHITECT.
2. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE MASONRY BLOCK OR OTHER SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PREGAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

CHANDLER NOTES

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARKLET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- SIGNS REQUIRE SEPARATE PERMIT.

EXTERIOR ELEVATIONS

3/21" = 1" = 0"



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 Phoenix, AZ 85008
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BELLMAN, L.L.C.

2050 SOUTH
 STEARMAN DRIVE
 CHANDLER
 ARIZONA
 85286

DATE

100% SET
 09-30-2013



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Project: BLM
 A7.1

ORDINANCE NO. 3867

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR06-0030 MAMMOTH COMMERCE CENTER – CHANDLER II) 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, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Mammoth Commerce Center – Chandler II", kept on file in the City of Chandler Planning Services Division, in File No. DVR06-0030, except as modified by condition herein.
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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.

5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. 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.
8. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
9. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Mammoth Commerce Center – Chandler II development shall use treated effluent to maintain open space, common areas, and landscape tracts.

10. Landscaping shall be in compliance with current Commercial Design Standards and Zoning Codes including all quantity and size restrictions.
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
12. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner.
13. Wall-mounted building signage shall be reviewed and approved through a separate Preliminary Development Plan application.
14. Covered parking canopies shall be compatible with elements and colors used on the buildings.
15. Prior to building permit issuance for any structures, the developer shall provide a Determination of No Hazard approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
16. Additional shade trees shall be located around all sides of the benches in seating areas located on the north and south sides of the office building to ensure areas are well shaded from sun exposure.
17. The applicant shall work with Staff to incorporate vertical and horizontal elements to break-up wall planes on all sides of the office building.
18. The applicant shall work with Staff to design monument signage that more closely reflects the materials and design of the main building.
19. Provide additional shade trees on east and west sides of office building in lieu of Oleanders. Trees to be planted at a minimum 20 feet on center spacing.

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 & 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 of the City of Chandler, Arizona, this 14th day of December 2006.

ATTEST:

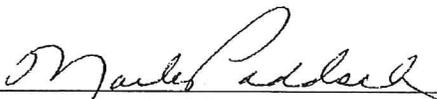

CITY CLERK




MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 11th day of January 2007.

ATTEST:


CITY CLERK



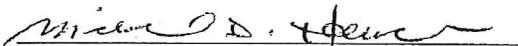

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3867 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 11th day of January 2007, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

PUBLISHED in the Arizona Republic on January 24 and 31, 2007.

**LEGAL DESCRIPTION
FUTURE LOT 10**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 12, 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 AN ALUMINUM CAP IN HANDHOLE AT THE CENTERLINE OF GERMANN ROAD, LOCATING THE NORTH QUARTER CORNER OF SAID SECTION 12;

THENCE NORTH 89°21'03" EAST, 441.40 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12 TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°21'03" EAST, 973.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF STEARMAN DRIVE;

THENCE SOUTH 32°59'32" WEST, 48.05 FEET, ALONG SAID WEST RIGHT-OF-WAY LINE;

THENCE NORTH 89°21'03" EAST, 12.01 FEET, ALONG SAID WEST RIGHT-OF-WAY LINE;

THENCE SOUTH 32°59'32" WEST, 4.03 FEET, ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 740.00 FEET;

THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE OF SAID WEST RIGHT-OF-WAY LINE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31°25'13" AND AN ARC LENGTH OF 405.81 FEET;

THENCE SOUTH 44°37'20" WEST, 21.22 FEET;

THENCE SOUTH 89°21'03" WEST, 115.31 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 430.00 FEET;

THENCE WESTERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°07'48" AND AN ARC LENGTH OF 286.16 FEET;

THENCE NORTH 40°03'49" WEST, 688.29 FEET TO THE POINT OF BEGINNING.

CONTAINS 319,662 SQUARE FEET OR 7.34 ACRES, MORE OR LESS.

