

#4
AUG 23 2007

ORDINANCE NO. 3946

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED (DVR07-0007 AC EXCALIBUR STORAGE) 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 Planned Area Development (PAD) to Planned Area Development (PAD) Amended for the construction of a climate-controlled internalized self-storage facility, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AC EXCALIBUR STORAGE" kept on file in the City of Chandler Current Planning Division, in file number DVR07-0007, except as modified by condition herein.
2. Right-of-way dedications to achieve full half width for McQueen Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
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. 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.
7. 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.
8. 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.
9. The developer shall be required to install landscaping in the arterial street median 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.
10. All raceway signage shall be prohibited within the development.
11. The trees along the south property line shall include 24-inch box trees, 12-feet high at the time of planting.

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3946 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2007, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *CAB*

PUBLISHED:

ORDINANCE NO. 3946

Attachment 'A'

LEGAL DESCRIPTION

PARCEL NO. 1:

THE NORTH 119 FEET OF THE SOUTH 180 FEET OF THE WEST 325 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 58.00 FEET THEREOF.

PARCEL NO. 2:

THE SOUTH 61 FEET OF THE WEST 325 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 58.00 FEET THEREOF.

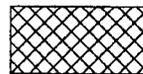
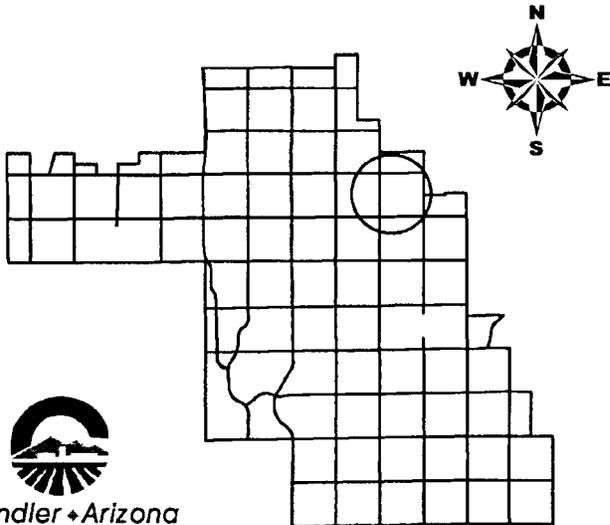
PARCEL NO. 3:

THE NORTH 58 FEET 9 INCHES OF THE SOUTH HALF OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 995.00 FEET THEREOF; AND
EXCEPT THE WEST 58.00 FEET THEREOF.



Vicinity Map



DVR07-0007

AC Excalibur Storage



Chandler • Arizona
Where Values Make The Difference

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	ACACIA SALICINA	WILLOW ACACIA	12" TALL AT TIME OF PLANTING	20
	CERIFOLIUM PHAEOP	PAID BREA	24"/1/2" BOX	7/2
	DALBERGIA SESOO	SISSO TREE	15 GAL.	6
	JACARANDA MINOIFOLIA	JACARANDA	24"/1/2" BOX	4/2
	CAESALPIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	15
	HEBEA BLENNER	FETTER PARK GLEAMER	5 GAL.	114
	ACADEMIA WILDERMANIA	ACADEMIA	5 GAL.	13
	LONCHOCARPUS SCOTTII	SCOTIA	3 ANNS	3
	MACLEODIA CARLEARS	RIGID METI	5 GAL.	28
	CONYSEALUS CHEQUAM	BUSH MORNING GLORY	1 GAL.	70
	LANTANA 'MIE GOLD'	NEW GOLD LANTANA	1 GAL.	69
	INERT GROUNDCOVER	PROVIDE AT ALL PLANTING AREAS		
	DECOMPOSED GRANITE	MATCH ADJACENT PROPERTY	1/2" ANNS	2' MAX DEPTH IN ALL PLANTERS

NOTE: LANDSCAPE PLAN IS CONCEPTUAL. ACTUAL LOCATION, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION PERMITS.

2. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS". SEE SECTION 05100.00, DRAWING CODE.

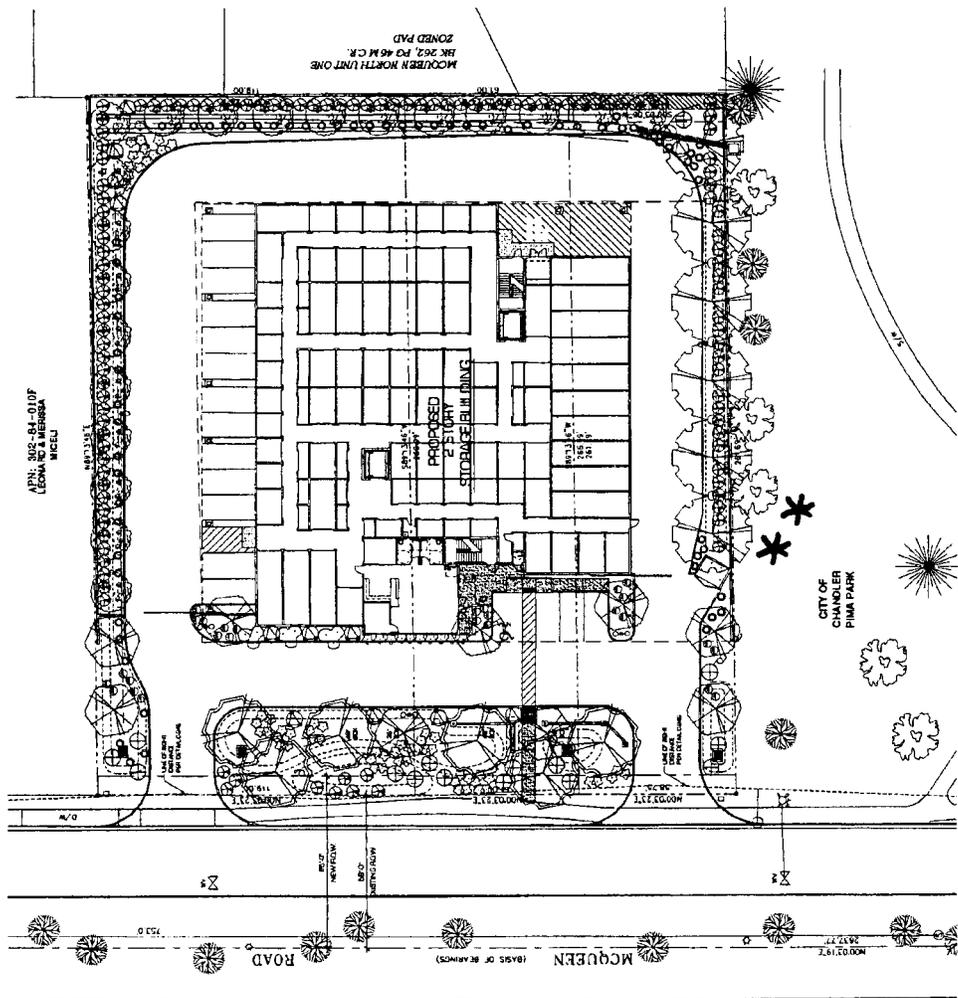
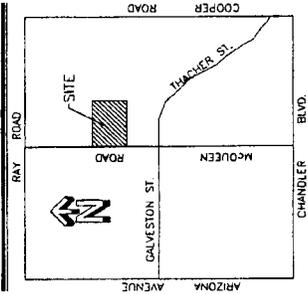
PRELIMINARY LANDSCAPE NOTES

PLANTING
 THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF CHANDLER LANDSCAPE DESIGN STANDARDS. ALL PLANTING SHALL BE INSTALLED WITH THE FOLLOWING SPECIFICATIONS:
 - ALL PLANTS SHALL BE HEALTHY AND FREE FROM DISEASE AND PESTS.
 - ALL PLANTS SHALL BE INSTALLED WITH THE FOLLOWING SPECIFICATIONS:
 - ALL PLANTS SHALL BE INSTALLED WITH THE FOLLOWING SPECIFICATIONS:
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IRIGATION
 THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHANDLER LANDSCAPE DESIGN STANDARDS. ALL IRRIGATION SHALL BE INSTALLED WITH THE FOLLOWING SPECIFICATIONS:
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SOIL
 ALL PLANT MATERIAL SHALL BE INSTALLED WITH THE FOLLOWING SPECIFICATIONS:
 - ALL PLANT MATERIAL SHALL BE INSTALLED WITH THE FOLLOWING SPECIFICATIONS:
 - ALL PLANT MATERIAL SHALL BE INSTALLED WITH THE FOLLOWING SPECIFICATIONS:

VICINITY MAP



CONCEPTUAL LANDSCAPE PLAN

APRIL 2007
 PREPARED FOR: TYCOON CONSTRUCTION

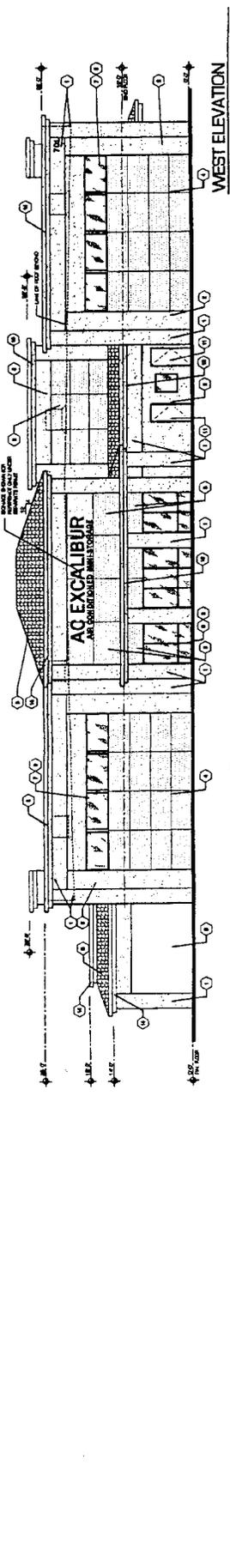
701 North McQueen Road
 Chandler, Arizona

SKD, Inc.
 10446 N. 74th St.
 Suite 150
 Scottsdale, AZ 85258
 PHL: 480-948-8053
 FAX: 480-609-9227
 WWW.SKDINC.NET

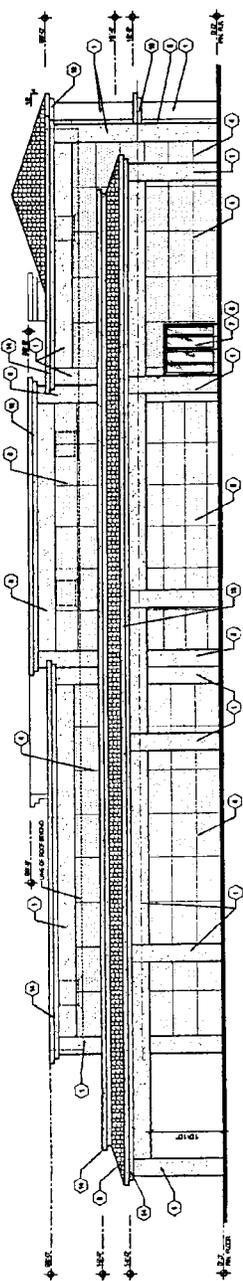
DATE: 04.10.07

L-1 CASE: PRE 06-0105

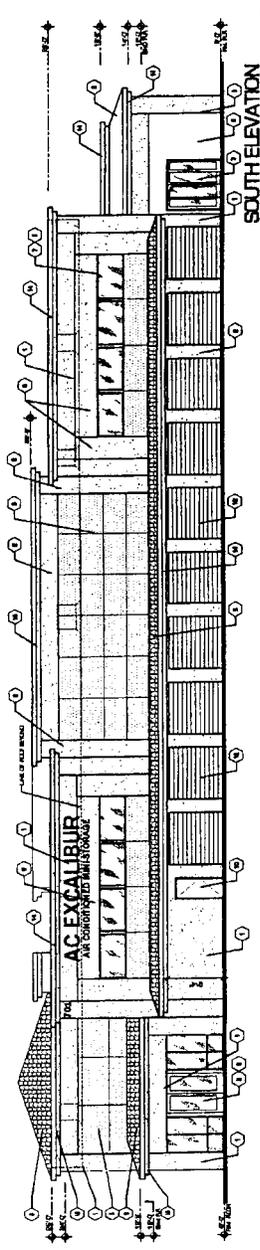
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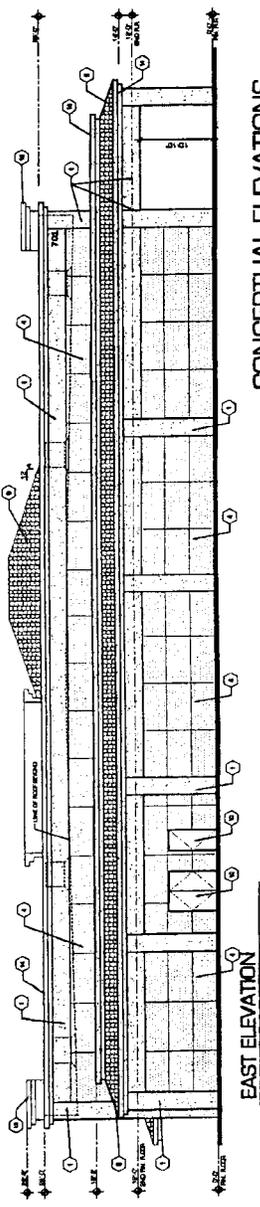
WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

MATERIALS	COLOR	MATERIALS	COLOR
1 METAL PANEL	10 CLEAR ENAMEL TYPE 2000	11 POLYURETHANE	1100 GRAY / ACRYLIC FINISH
2 METAL PANEL	11 CLEAR ENAMEL TYPE 2000	12 POLYURETHANE	1100 CLEAR ENAMEL TYPE 2000
3 METAL PANEL	12 CLEAR ENAMEL TYPE 2000	13 POLYURETHANE	1100 CLEAR ENAMEL TYPE 2000
4 METAL PANEL	13 CLEAR ENAMEL TYPE 2000	14 POLYURETHANE	1100 CLEAR ENAMEL TYPE 2000
5 METAL PANEL	14 CLEAR ENAMEL TYPE 2000	15 POLYURETHANE	1100 CLEAR ENAMEL TYPE 2000
6 METAL PANEL	15 CLEAR ENAMEL TYPE 2000	16 POLYURETHANE	1100 CLEAR ENAMEL TYPE 2000
7 METAL PANEL	16 CLEAR ENAMEL TYPE 2000	17 POLYURETHANE	1100 CLEAR ENAMEL TYPE 2000
8 METAL PANEL	17 CLEAR ENAMEL TYPE 2000	18 POLYURETHANE	1100 CLEAR ENAMEL TYPE 2000
9 METAL PANEL	18 CLEAR ENAMEL TYPE 2000	19 POLYURETHANE	1100 CLEAR ENAMEL TYPE 2000
10 METAL PANEL	19 CLEAR ENAMEL TYPE 2000	20 POLYURETHANE	1100 CLEAR ENAMEL TYPE 2000

ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS FOR THE PROJECT. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

CONCEPTUAL ELEVATIONS

All Calculations and Approximations are Subject to Change

DATE: 04.10.07

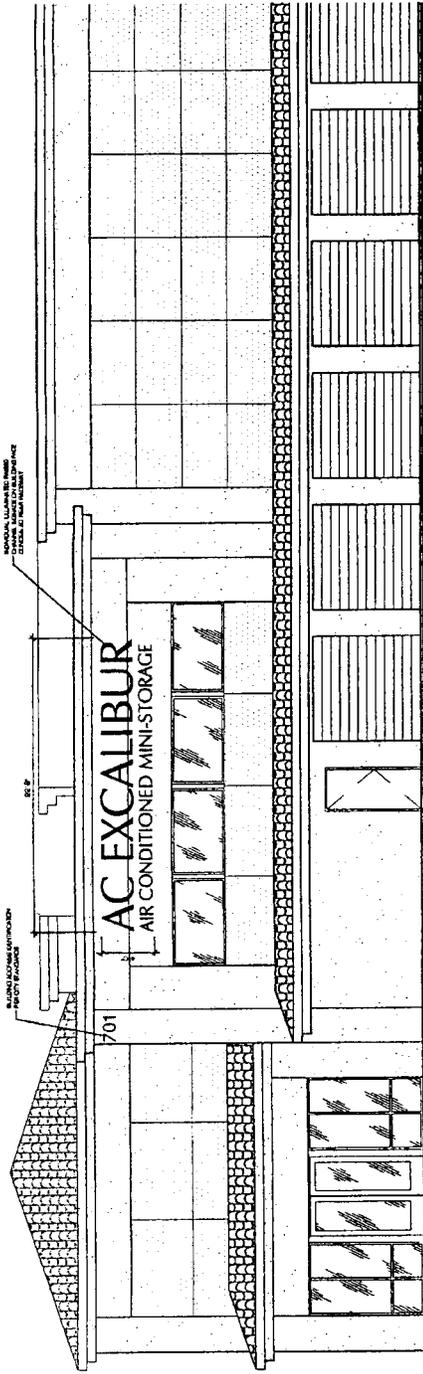
SP-3 CASE#: PRE 08-0105 2005068



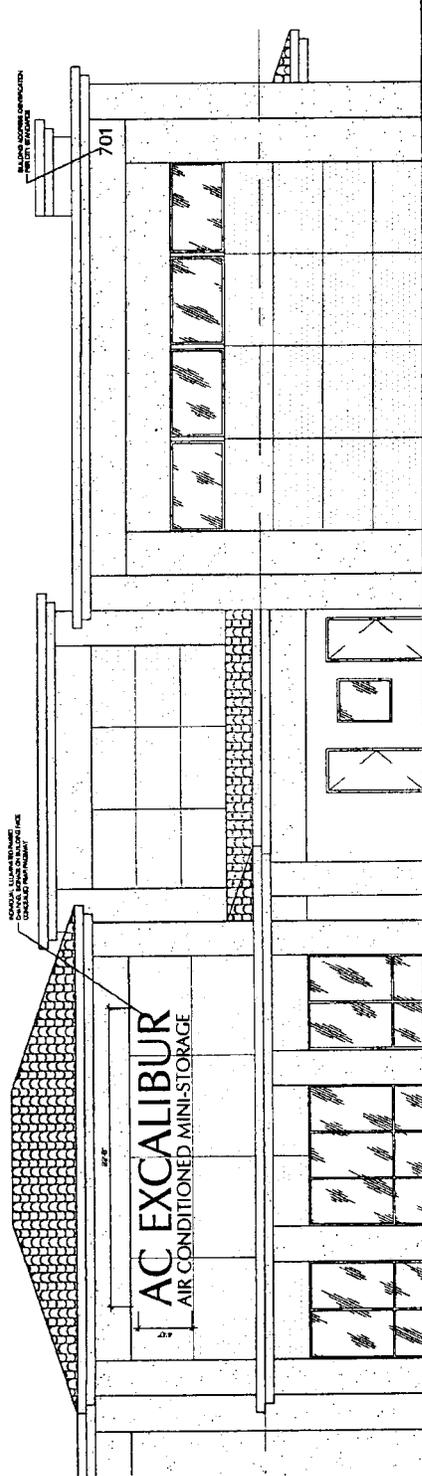
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AC EXCALIBUR STORAGE
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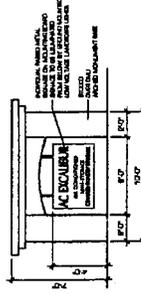
Prepared For:
TYCOON CONSTRUCTION



PARTIAL SOUTH ELEVATION - SIGNAGE



PARTIAL WEST ELEVATION - SIGNAGE



PROPOSED MONUMENT SIGN

SP-4 CASE# PRE 06-0105
2006098



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SIGNAGE EXHIBIT

1" = 800'



AC EXCALIBUR STORAGE

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Chandler, Arizona

Prepared For:
TYCOON CONSTRUCTION

DATE: 04.10.07