



Chandler • Arizona
Where Values Make The Difference

#19
JUL 31 2008

MEMORANDUM Planning and Development – CC Memo No. 08-130

DATE: JULY 17, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER 
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR 
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR 
KEVIN MAYO, ACTING PLANNING MANAGER 

FROM: BILL DERMODY, SENIOR CITY PLANNER 

SUBJECT: PDP08-0012 WESTECH BUSINESS CENTER

- Request: Preliminary Development Plan (PDP) approval for a new multi-tenant light industrial/warehouse project
- Location: 300 E. Palomino Drive, ½ mile north of Warner Road and 1,000 feet east of Arizona Avenue
- Applicants: FS Phoenix, LLC/McCall & Associates Architects
- Developer: Seefried Industrial Properties
- Project Info: Two approximately 65,000 square foot light industrial/warehouse buildings with a total of 15 suites on 9 acres

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and the approved PAD zoning for Westech Corporate Center, Planning Commission and Staff recommend approval subject to conditions.

BACKGROUND

The property is located within the Westech Corporate Center on the north side of Palomino Drive, immediately west of the Hensley distribution facility approved in 2007. The Westech Corporate Center is part of the Westech PAD that received conceptual zoning in 1985. The conceptual zoning included industrial (105.1 acres), commercial (46.4 acres), and multi-family

(33.3 acres). The subject site is within the area zoned for industrial uses with auxiliary office uses. North of the subject site is a separate corporate park also zoned for industrial uses.

The application proposes two multi-tenant light industrial buildings oriented parallel to Palomino Drive and constructed in a single phase. Office entrances are on the south of Building A and the north of Building B, with a shared truck loading area located between the buildings. An 8'-high decorative masonry screen wall is provided on the east and west property lines to screen the truck wells from off-site view. Parking is primarily provided adjacent to the office entrances.

The project landscaping meets the Commercial Design Standards for size and number of trees. Palo Brea, Thornless Chilean Mesquite, and Palo Verde are used prominently along the Palomino Drive frontage to effectively continue the theme established by the nearby Hensley and Milgard project frontages. Sissoo, Chitalpa, and Date Palms (per condition) are also used on the site adjacent to the buildings, in the parking areas, and around the site perimeter.

The project provides sufficient parking with 319 spaces. Based on code parking requirements, the buildings would be limited to a maximum of approximately 15% of floor area dedicated to auxiliary office uses.

The building architecture features a modern professional/industrial design with multi-toned concrete tilt panels, metal trellis canopies above the windows, a repeating green square feature high on the façade, and substantial stone veneer at the building corners. Further visual interest is provided by jogs in the building footprint and undulating parapet heights.

The application requests approval for monument and building signage. Two four-panel monument signs are proposed along Palomino Drive that draw from the building architecture, including a metal cap that resembles the building canopies and a scored cmu base that matches the screen wall materials. Building signage consists of one sign per tenant with unlit, pin-mounted aluminum letters of up to 18" in height. Building signage envelopes are provided above the tenant entrances. No signage is allowed on the west façades facing Arizona Avenue.

The applicant intends to pursue building permits immediately following PDP approval.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 23, 2008 at the Downtown Community Center. No citizens attended.
- At the time of this writing, Staff is not aware of any opposition to the request

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 6 Opposed: 0 Absent: 1 (Creedon)

Planning Commission added Condition No. 9 in order to ensure that no raceway signage is used.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of PDP08-0012 WESTECH BUSINESS CENTER subject to the following conditions:

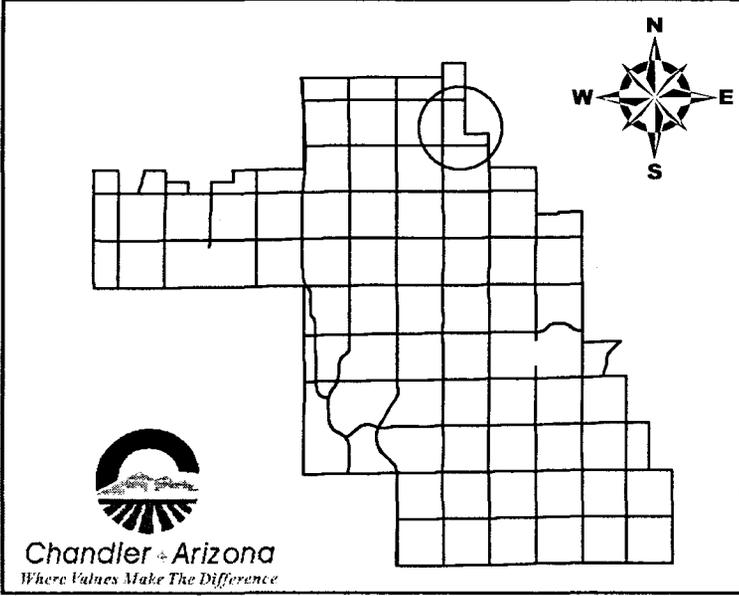
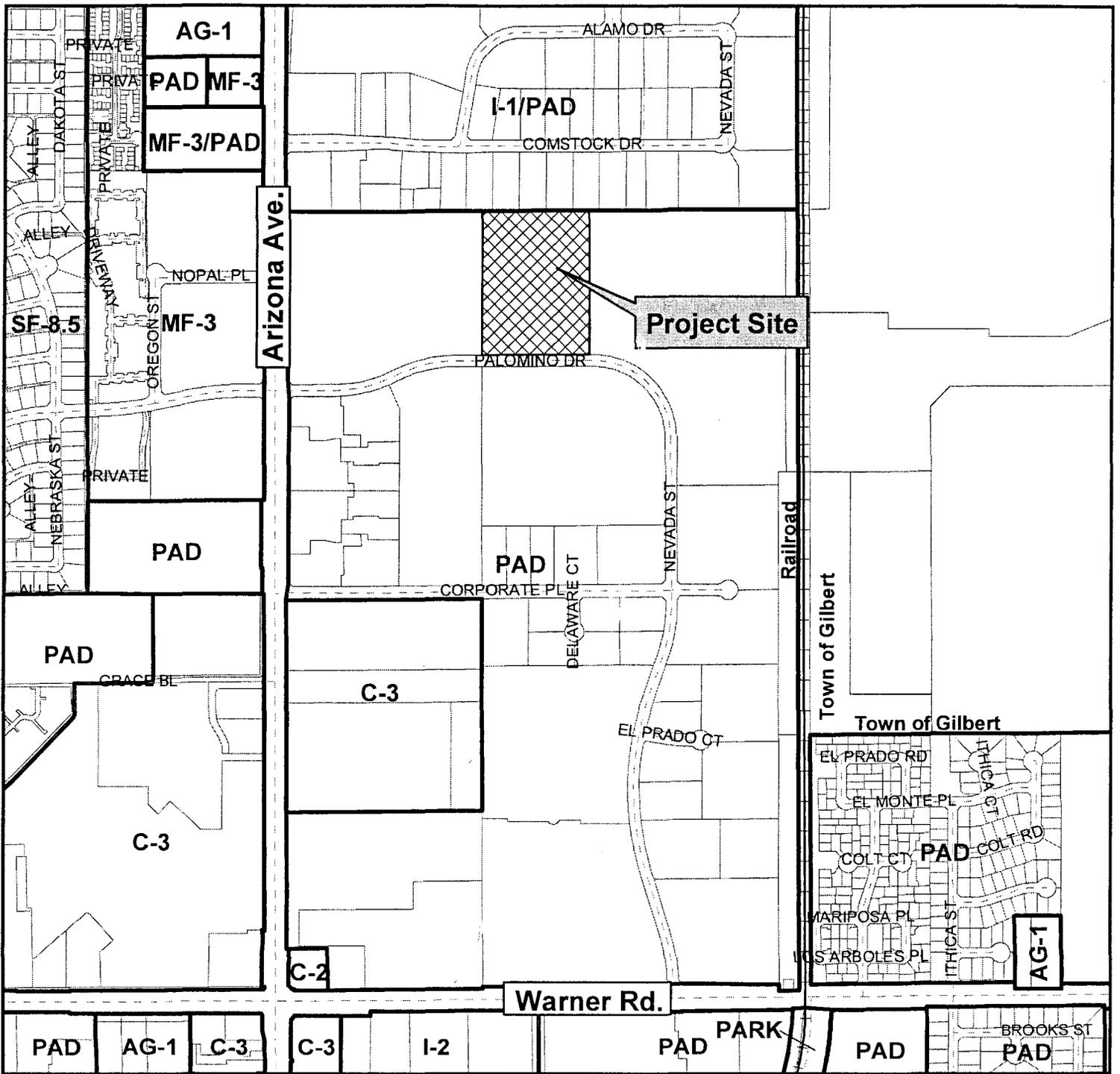
1. Compliance with original stipulations adopted by the City Council as Ordinance No. 2858, in case PL98-0020 WESTECH PAD.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Westech Business Center", kept on file in the City of Chandler Planning Services Division, in File No. PDP08-0012, 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. 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.
6. 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.
7. Building signage shall be limited to one sign per tenant.
8. Mexican Fan Palms shall be replaced with Date Palms.
9. Raceway signage shall be prohibited.

PROPOSED MOTION

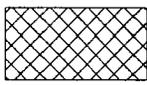
Move to approve Preliminary Development Plan in case PDP08-0012 WESTECH BUSINESS CENTER subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Elevations
5. Perspective View
6. Sign Plan
7. Ordinance No. 2858
8. Development Booklet



Vicinity Map



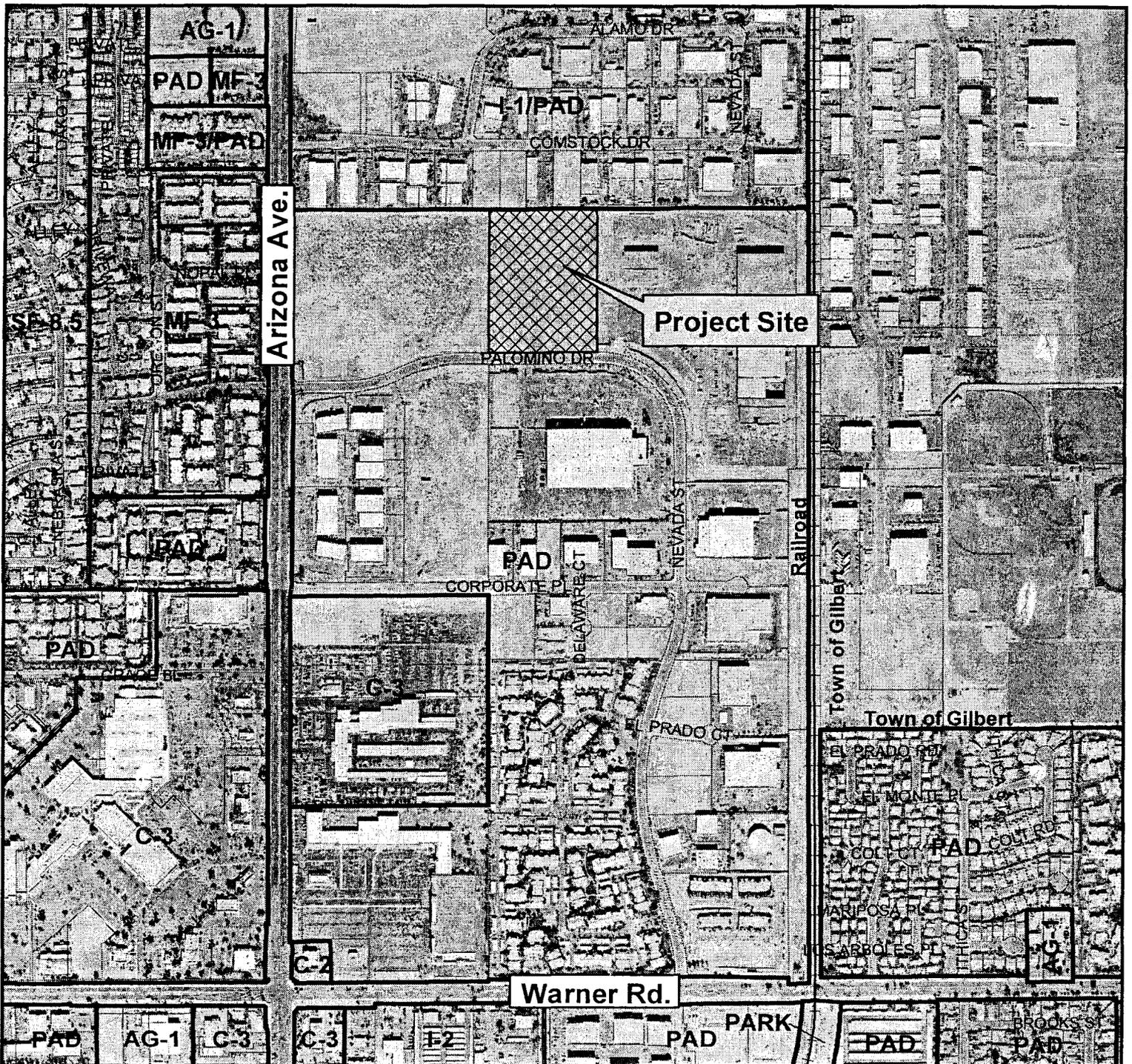
PDP08-0012

Westtech Business Center

CITY OF CHANDLER 5/1/2008



Chandler, Arizona
Where Values Make The Difference



Project Site

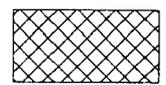
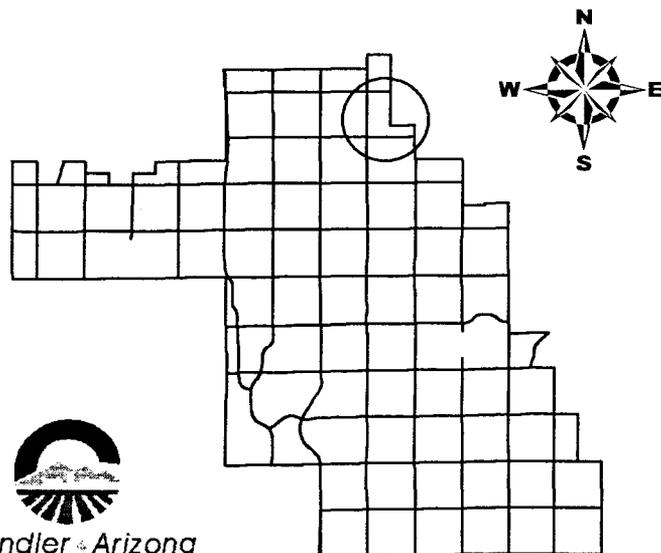
Arizona Ave.

Warner Rd.

Railroad

Town of Gilbert

Vicinity Map



PDP08-0012

Westech Business Center



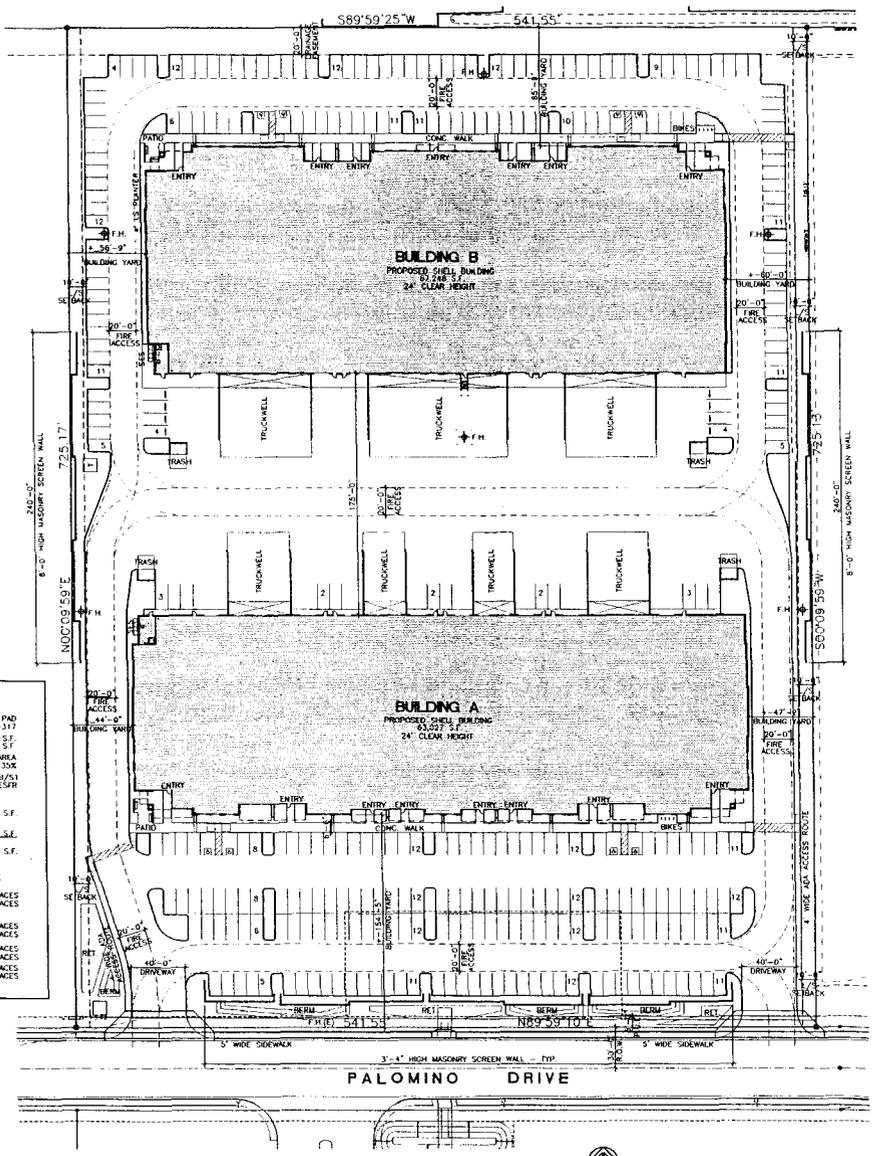
Chandler - Arizona
Where Values Make The Difference



McCALL & associates, inc.

4307 n. civic center plaza
scottsdale, az 85251
tel:(480) 946-0066
fax:(480) 946-5432

PROJECT DATA	
ZONING (PROPOSED AND EXISTING)	302-39-P17
APN #	408-993 S.F.
GROSS AREA	9.29 ACRES 408,993 S.F.
NET SITE AREA	9.01 ACRES 392,706 S.F.
LOT COVERAGE PROPOSED	BUILDING AREA / NET SITE AREA
	130,275 S.F. / 392,706 S.F. = 33.30%
OCCUPANCY CLASSIFICATION	B-1/S1
TYPE OF CONSTRUCTION	II-B, ESRP
BUILDING AREA	
BUILDING A	63,027 S.F.
BUILDING B	67,248 S.F.
TOTAL COMBINED BUILDING AREA	130,275 S.F.
PARKING CALCULATIONS	
SHELL BUILDING CALCULATION 10% OFFICE / 90% WAREHOUSE	
SHELL BUILDING A	
OFFICE: 6,207/200 =	31.5 SPACES
WAREHOUSE: 56,725/500 =	113.4 SPACES
SHELL BUILDING B	
OFFICE: 7,625/200 =	38.1 SPACES
WAREHOUSE: 59,623/500 =	119.2 SPACES
TOTAL SPACES REQUIRED=	303 SPACES
TOTAL SPACES PROVIDED=	319 SPACES
ACCESSIBLE SPACES REQUIRED=	8 SPACES
ACCESSIBLE SPACES PROVIDED=	8 SPACES

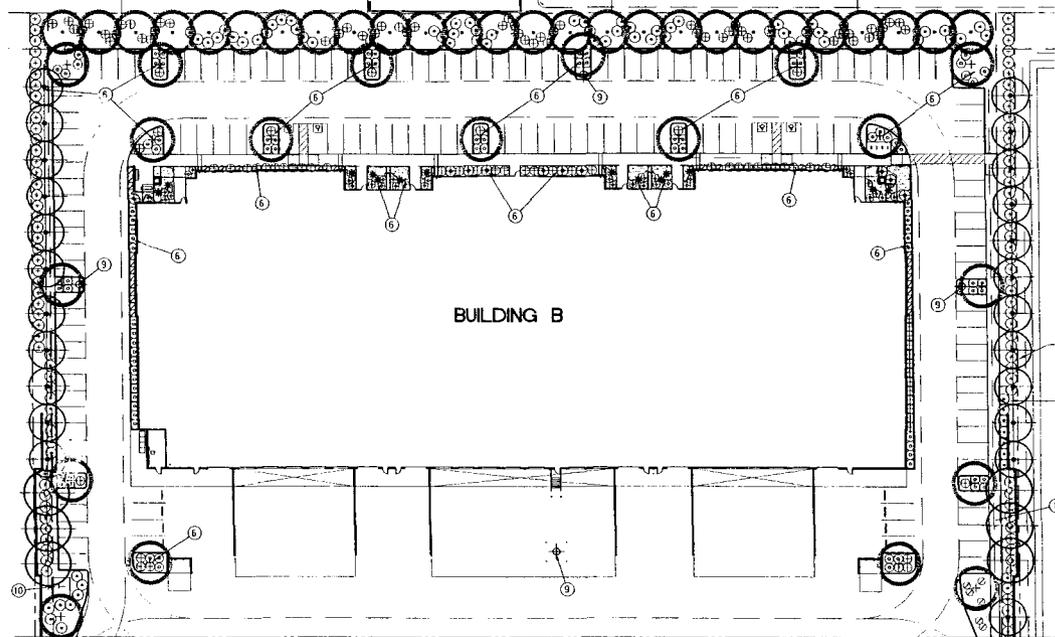


SITE PLAN



SCALE: 1"= 40'-0"

SITE PLAN
3



MATCH SHEET 4.2

PLANT SCHEDULE: (FOR THIS SHEET ONLY)

WASHINGTON ROBUSTA	25' HT	0 TOTAL
MEXICAN FAN PALM	STRAIGHT, CLEAN TRUNKS	
CHITRALPA TASHKENENSIS "HYBRID"	24" BOX MIN	1 TOTAL
CHITRALPA	9' HT, 4.5" SP., 1 1/4" CAL.	
CERODIUM PRAECOX	24" BOX	6 TOTAL
PALO BREA	9' HT, 4.5" SP., 1 1/2" CAL.	
CERODIUM FLORIDUM	36" BOX MIN	0 TOTAL
BLUE PALM "V" E	10' HT, 6" SP., 2 1/2" CAL.	
PROSOPIS CHILENSIS	24" BOX MIN. (THORNLESS)	26 TOTAL
THORNLESS CHILEAN MESQUITE	8' HT, 4.5" SP., 1 1/2" CAL.	
CERODIUM "HYBRID"	24" BOX MIN	19 TOTAL
DESERT MUSEUM PALO VERDE	9' HT, 4.5" SP., 1 1/4" CAL.	
CERODIUM "HYBRID"	48" BOX MIN	0 TOTAL
DESERT MUSEUM PALO VERDE	14' HT, 8" SP., 3" CAL.	
DAHILBERGIA SISSOO	24" BOX	23 TOTAL
SISSOO TREE	9' HT, 4.5" SP., 1 1/2" CAL.	
CYCAS REVOLUTA	24" BOX	14 TOTAL
SAGO PALM		
MERIDUM OLEANDER "D.P."	5 GALLON MINIMUM	86 TOTAL
DWARF PINK OLEANDER	FULL, PAST CAN	
CASSIA STURTI	5 GALLON MINIMUM	85 TOTAL
DESERT CASSIA	FULL, PAST CAN	
LEUCOPHYLLUM LANGMANIAE "TR.B."	5 GALLON MINIMUM	95 TOTAL
ROO BRAVO SAGE	FULL, PAST CAN	
DASTLERON WHEELER	5 GALLON MINIMUM	0 TOTAL
DESERT SPOON	FULL, PAST CAN	
RUELLIA PENNSYLVANICA	5 GALLON MINIMUM	117 TOTAL
DESERT RUELLIA	FULL, PAST CAN	
SALVIA "HEI" 2	5 GALLON MINIMUM	33 TOTAL
RED SALVIA	FULL, PAST CAN	
HESPERIS "P" PARVIFLORA	5 GALLON MINIMUM	0 TOTAL
RED YUCCA	FULL, PAST CAN	
LANTANA MONTIVENSIS	1 GALLON MINIMUM	0 TOTAL
GOLD MOUND LANTANA	FULL, PAST CAN	
CONYSEMAUS CHEROKEE	5 GALLON MINIMUM	37 TOTAL
BUSH MORNING GLORY	FULL, PAST CAN	
LANTANA MONTIVENSIS	1 GALLON MINIMUM	0 TOTAL
TRAILING PURPLE LANTANA	FULL, PAST CAN	
TECOMA STANS "HYBRID"	5 GALLON MINIMUM	10 TOTAL
ORANGE JUBILEE	FULL, PAST CAN	
RUELLIA BRITTONIANA "KATY"	1 GALLON @ 24" O.C.	AS REQUIRED
KATY RUELLIA	FULL, PAST CAN	

phillip r. ryan
 landscape architect p.c.
 575 w. chandler Blvd., suite 229
 Chandler, Arizona 85225
 (480) 899-5813 fax (480) 963-3674



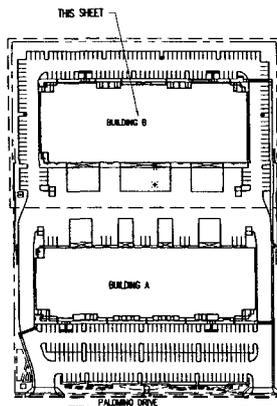
McCALL & Associates, Inc.
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LANDSCAPE SITE DATA:

TOTAL SITE AREA: 392,706 SQ. FT. 9.01 AC.
 TOTAL BUILDING AREA: 1,50,275 SQ. FT. 33% OF TOTAL SITE AREA
 TOTAL LANDSCAPE AREA: 54,737 SQ. FT. 14% OF TOTAL SITE AREA
 TOTAL PARKING AREA: 202,694 SQ. FT. 53% OF TOTAL SITE AREA
 LANDSCAPE IN PARKING AREA: 7,655 SQ. FT. 3.5% MINIMUM OF PARKING LOT INTERIOR SURFACE AREA SHALL BE LANDSCAPED.
 TOTAL TURF AREA: 0 SQ. FT. 0% OF TOTAL LANDSCAPE AREA
 SHRUB/GROUNDCOVERS: 27,369 SQ. FT. 50% OF TOTAL LANDSCAPE AREA
 INORGANIC/GRAVITE: 54,737 SQ. FT. 100% OF TOTAL LANDSCAPE AREA

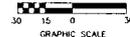
City of Chandler Plant Guarantee

ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF PLANT APPROVAL BY THE CITY. ANY PLANT MATERIALS WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
 TREES, SHRUBS, VINES, GROUND COVER, AND TURF WHICH HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL SIXTY (60) DAYS FROM THE DATE OF REPLACEMENT.
 ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND vigor AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.



Key Map

Preliminary Landscape Plan
 Scale 1:30



PLAN KEY NOTES:

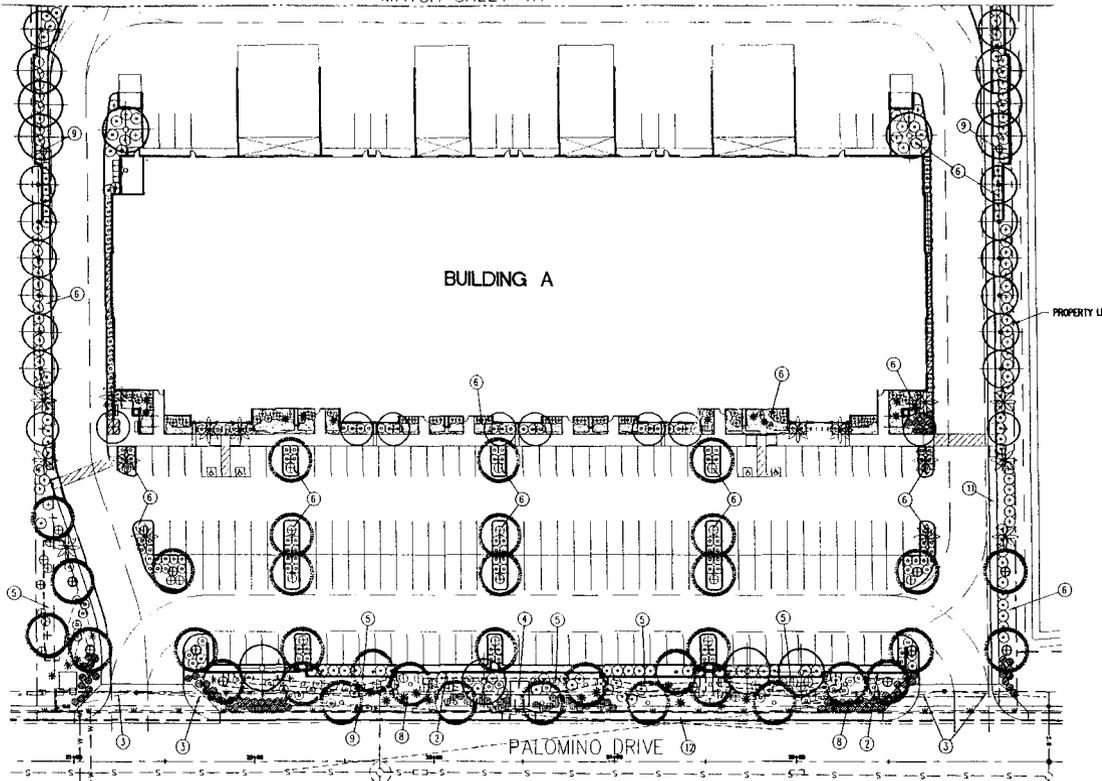
- ① EXISTING 4' WIDE SIDEWALK
- ② 3" HIGH DECORATIVE SCREEN WALL
- ③ CITY OF CHANDLER SIGHT DISTANCE LINE
- ④ CONCRETE SCULPPER
- ⑤ RETENTION BASIN PER CIVIL DWGS.
- ⑥ INSTALL 2" DEEP 1/2" SCREENED "MADISON GOLD" DECOMPOSED GRANITE THRU-OUT PLANTING AREA
- ⑦ DRAINAGE PIPE PER CIVIL DWGS.
- ⑧ MOUNDING PER CIVIL DWGS.
- ⑨ FIRE HYDRANT (MAINTAIN CLEARANCES PER GENERAL NOTES)
- ⑩ TRANSFORMER
- ⑪ ACCESSIBLE SIDEWALK PER ARCH. DWGS.
- ⑫ CITY SIDEWALK

NOTES:

1. PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'.
2. TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESSWAYS, OR REAR OF FIRE HYDRANTS. SHRUBS MUST BE, AT MATURITY, 5' FROM REAR OF A FIRE HYDRANT. NO MATERIAL, OTHER THAN GROUND COVER, MAY BE PLACED BETWEEN THE STREET OR ROADWAY AND 15' EITHER SIDE OF A FIRE HYDRANT.
3. FINISH GRADES OF LANDSCAPE AREAS MUST BE GRADED TO 1-1/2" BELOW TOP OF PAVED SURFACES.
4. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATION" SEE SECTION 1503(6)(9) ZONING CODE.
5. ALL PORTIONS OF THE DEVELOPMENT SITE (INCLUDING FUTURE BUILDING PADS) NOT OCCUPIED BY BUILDINGS, PAVED IMPROVEMENTS AND REQUIRED LANDSCAPE TO RECEIVE 2" INORGANIC GROUNDCOVER (I.E. DECOMPOSED GRANITE, RIVER ROCK, ETC.) ALL PERIMETER LANDSCAPING SHOWN ON DRAWING SHALL BE INSTALLED WITH PHASE 1 LANDSCAPING.
6. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED / CONNECTED BEFORE THE FIELD INSPECTOR WILL ACCEPT / PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR PROJECT. ALL SIGNS WILL REQUIRE A SEPARATE REVIEW AND PERMIT.
7. ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND IRRIGATION SHALL BE COMPLETE PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
8. ALL LANDSCAPING SHALL BE MAINTAINED BY LAND OWNER OR THE LESSOR.
9. THERE ARE NO OVERHEAD ELECTRIC LINES ON THIS PROPERTY.
10. ALL TRANSFORMER BOXES, METER PANELS, ELECTRIC EQUIPMENT, BACKFLOW DEVICES, AND OTHER UTILITY EQUIPMENT NOT SCREENED FROM PUBLIC VIEW SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
11. SIGNS REQUIRE SEPARATE PERMIT.

LANDSCAPING PLAN

MATCH SHEET 4.1



PLANT SCHEDULE (FOR THIS SHEET ONLY)

WASHINGTON ROSEUSTA MEXICAN FAN PALM	25' HT. STRAIGHT, CLEAN TRUNKS	16 TOTAL
CHITALPA TASHKINENSIS "HYBRID" CHITALPA	24" BOX MIN. 9' HT., 4.5' SP., 1 1/4" CAL.	10 TOTAL
CERODIUM PRAECOX PALO BREA	24" BOX 9' HT., 4.5' SP., 1 1/2" CAL.	12 TOTAL
CERODIUM FLORIDUM BLUE PALO VERDE	36" BOX MIN. 10' HT., 6' SP., 2 1/2" CAL.	10 TOTAL
PROSOPIS CHOLENSIS THORNLESS ORLEAN MESQUITE	24" BOX MIN. (THORNLESS) 8' HT., 4.5' SP., 1 1/2" CAL.	2 TOTAL
CERODIUM "HYBRID" DESERT MUSEUM PALO VERDE	24" BOX MIN. 9' HT., 4.5' SP., 1 1/4" CAL.	14 TOTAL
CERODIUM "HYBRID" DESERT MUSEUM PALO VERDE	48" BOX MIN. 14' HT., 8' SP., 3" CAL.	10 TOTAL
DAHMBERGIA SISSOO SISSOO TREE	24" BOX 9' HT., 4.5' SP., 1 1/2" CAL.	14 TOTAL
* CYCAS REVOLUTA SAGO PALM	24" BOX	11 TOTAL
⊙ NERUM OLEANDER "D.P." DWARF PINK OLEANDER	5 GALLON MINIMUM FULL, PAST CAN	91 TOTAL
⊙ CASSIA STURTI DESERT CASSIA	5 GALLON MINIMUM FULL, PAST CAN	70 TOTAL
⊙ LEUCOPHYLLUM LANGSHANAE "R.B." RIO BRAVO SAGE	5 GALLON MINIMUM FULL, PAST CAN	189 TOTAL
* DASYLIRION WHEELERI DESERT SPOON	5 GALLON MINIMUM FULL, PAST CAN	11 TOTAL
⊕ RUELLELLA PENINSULARIS DESERT RUELLELLA	5 GALLON MINIMUM FULL, PAST CAN	60 TOTAL
⊕ SALVIA GREGGII RED SALVIA	5 GALLON MINIMUM FULL, PAST CAN	61 TOTAL
* HESPERALOE PARVIFOLIA RED YUCCA	5 GALLON MINIMUM FULL, PAST CAN	14 TOTAL
● LANTANA MONTIENSIS COLD MOUND LANTANA	1 GALLON MINIMUM FULL, PAST CAN	84 TOTAL
⊙ COMOLVULUS OERODIUM BUSH MORNING GLORY	5 GALLON MINIMUM FULL, PAST CAN	26 TOTAL
● LANTANA MONTIENSIS TRAILING PURPLE LANTANA	1 GALLON MINIMUM FULL, PAST CAN	28 TOTAL
⊕ TEGOMA STANS "HYBRID" ORANGE JUBILEE	5 GALLON MINIMUM FULL, PAST CAN	2 TOTAL
⊕ RUELLELLA BRITTONIANA "KATY" KATY RUELLELLA	1 GALLON @ 24" O.C. FULL, PAST CAN	AS REQUIRED

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
575 w. chandler Blvd., suite 229
chandler, arizona 85225
(480) 959-5813 fax (480) 963-3674

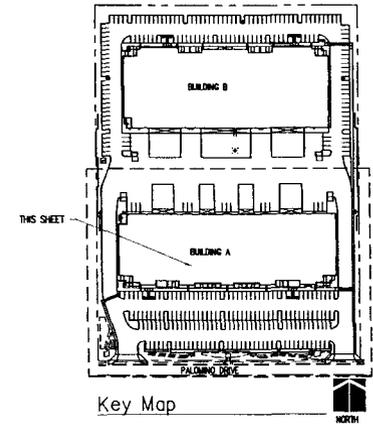
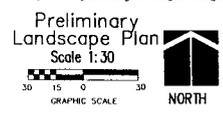


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PLAN KEY NOTES:

- ① EXISTING 4' WIDE SIDEWALK
- ② 3' HIGH DECORATIVE SCREEN WALL
- ③ CITY OF CHANDLER SIGHT DISTANCE LINE
- ④ CONCRETE SCUMPER
- ⑤ RETENTION BASIN PER CIVIL DWGS.
- ⑥ INSTALL 2" DEEP "X" SCREENED "MADISON GOLD" DECOMPOSED GRANITE THRU-OUT PLANTING AREA.
- ⑦ DRAINAGE PIPE PER CIVIL DWGS.
- ⑧ MOUNDING PER CIVIL DWGS.
- ⑨ FIRE HYDRANT (MAINTAIN CLEARANCES PER GENERAL NOTES)
- ⑩ TRANSFORMER
- ⑪ ACCESSIBLE SIDEWALK PER ARCH. DWGS.
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LANDSCAPING PLAN

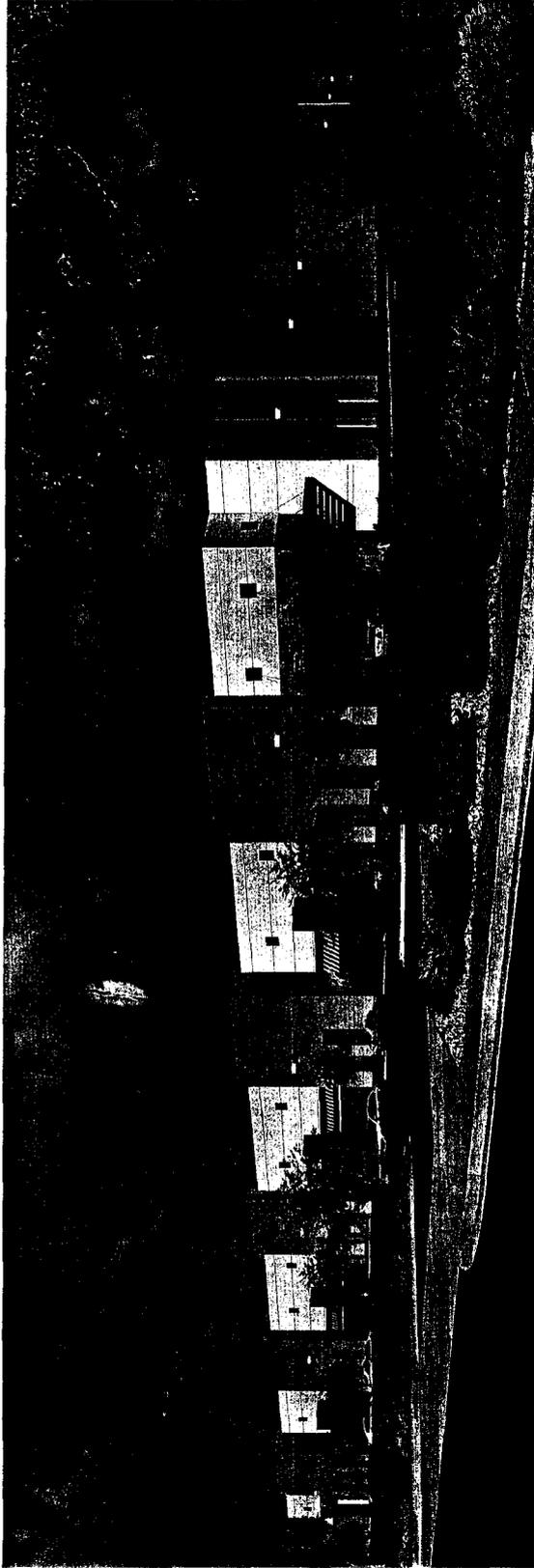


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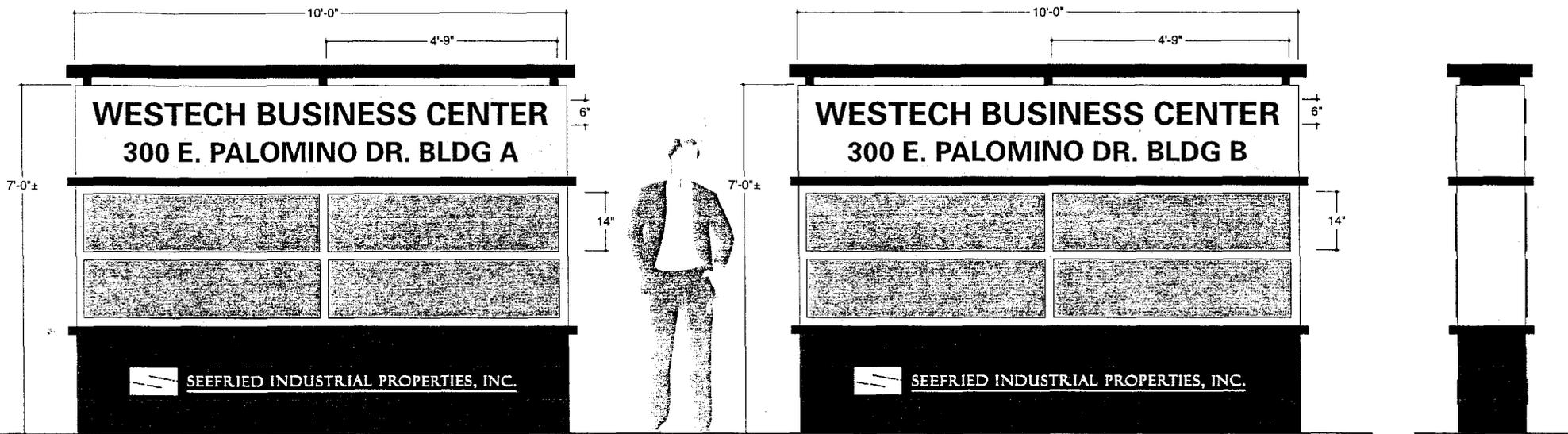
4307 n. chike center place
scottsdale, az 85251
tel: (602) 946-0066
fax: (602) 946-9432

COLORED RENDERING

10



STREET FRONTAGE PERSPECTIVE



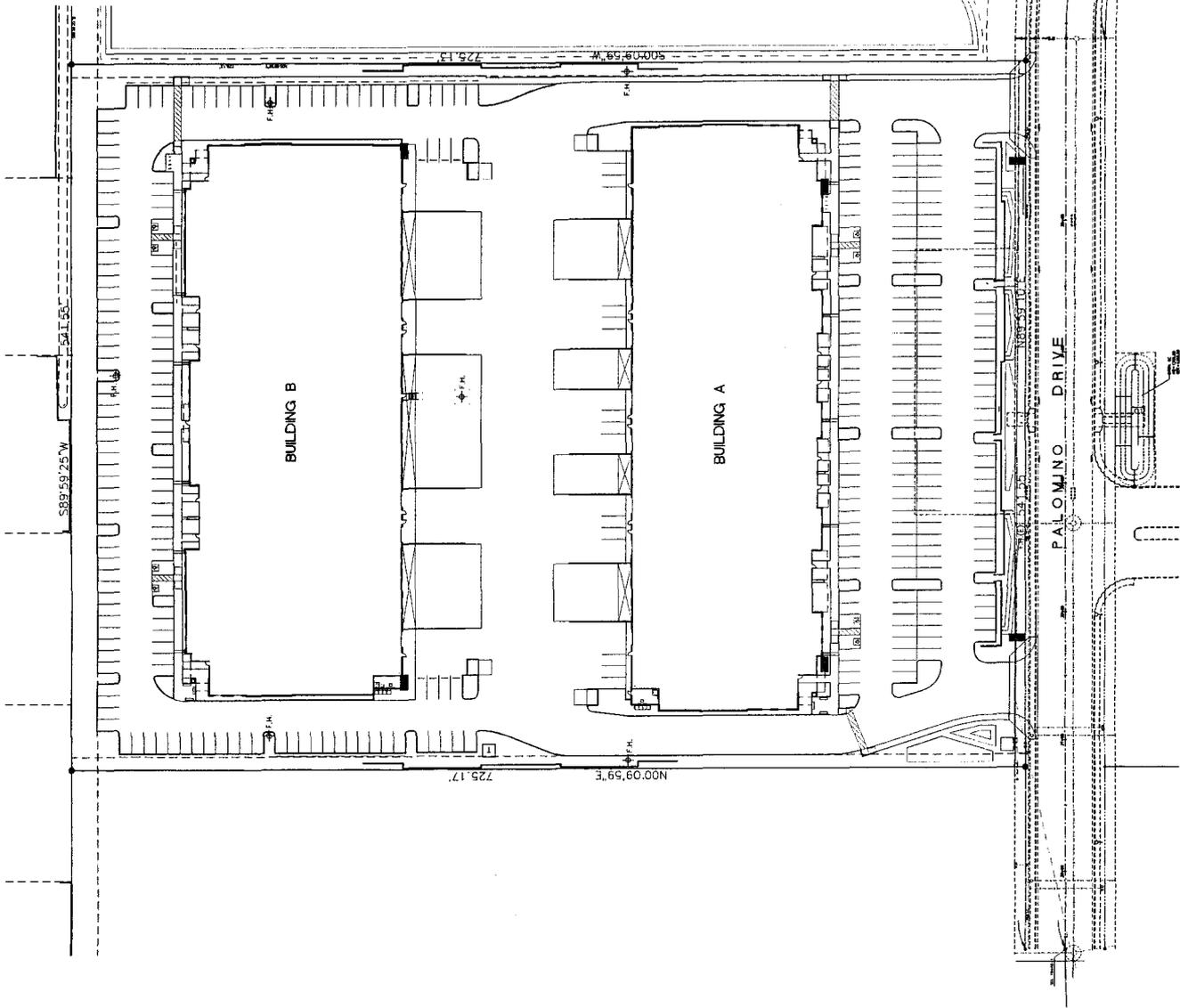
Elevation - Building A Monument
West Entrance
Scale: 1/2" = 1'-0"

Elevation - Building B Monument
East Entrance
Scale: 1/2" = 1'-0"

Side View

Monument Sign
Quantity = 2 (DOUBLE FACED)

Ground illuminated or non-illuminated double-sided aluminum sign cabinet.
Colors to match building colors used on site.



Site Plan

Scale: NTS

- = Building Letter Placement
- = Monument Sign



Typical Tenant Sign
 Max height = 18"
 Max width = 16'-0"
 Allowed sq. ft. = 1 sq. ft. Per linear ft. of store frontage.
 See typical placement on sheets 6.0 & 7.0

1/2" precision cut (FCO) aluminum letters.
 Pin mounted flush to building fascia.

Font is all upper case Univers Bold.
 Letter faces and returns painted to compliment with building colors.
 Colors used for letters must contrast with wall color.

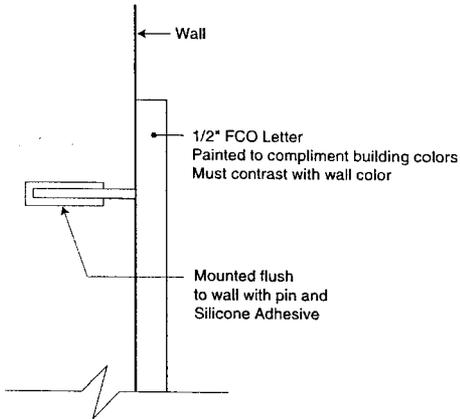
*Logos and different tpestyles may be used, only with approval of the association.

Note: name shown above is fictional

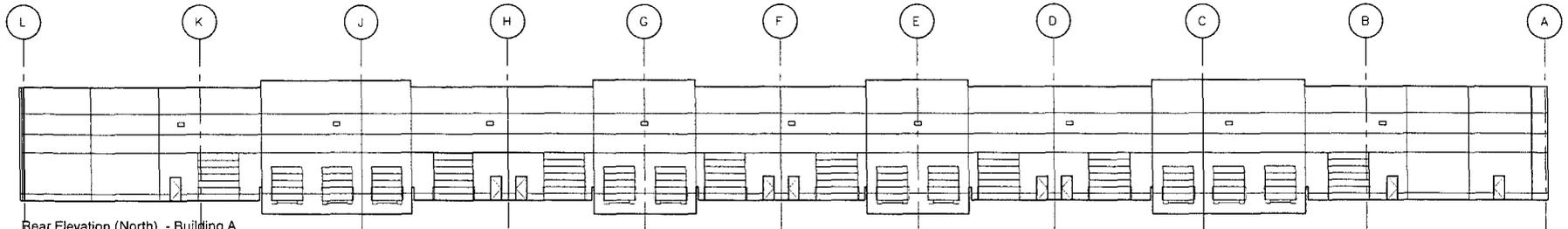


Building Address
 Scale: 1/2" = 1'-0"

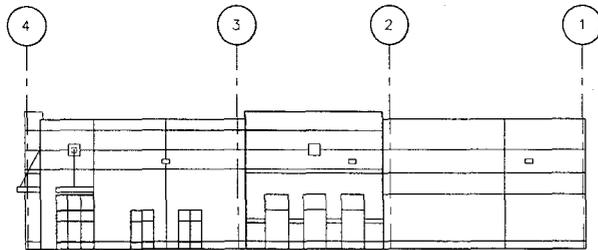
1/2" precision cut (FCO) letters.
 Painted to match building colors and to contrast with wall.
 Pin mounted flush to building fascia.



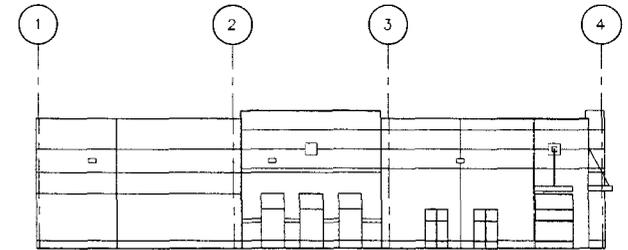
Typical Section of Precision Cut (FCO) Letter
 One Half Size



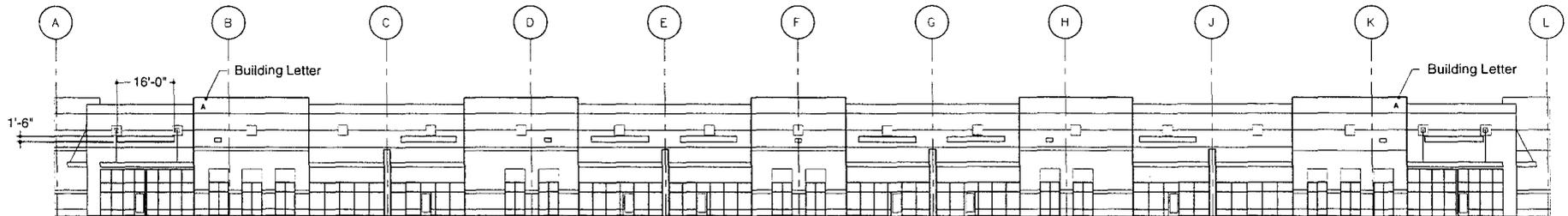
Rear Elevation (North) - Building A
Scale: 1" = 30' ±



Side Elevation (East) - Building A
Scale: 1" = 30' ±

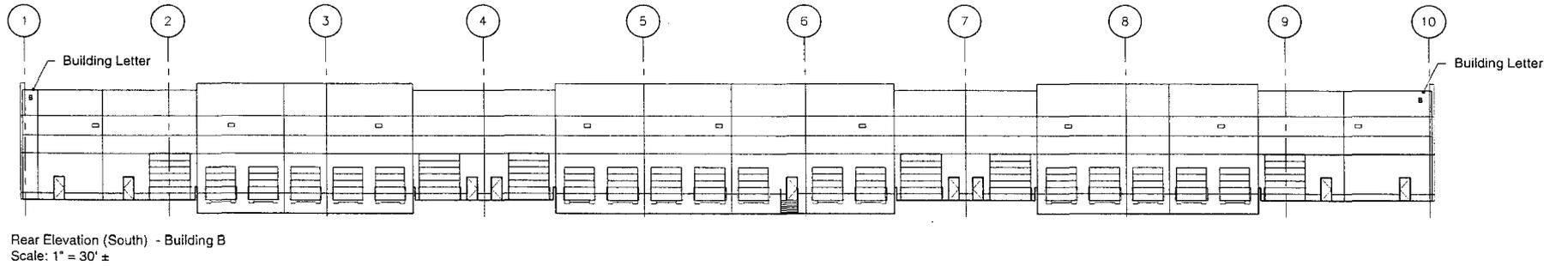
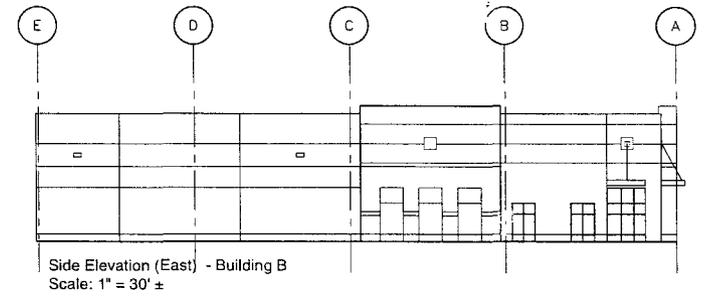
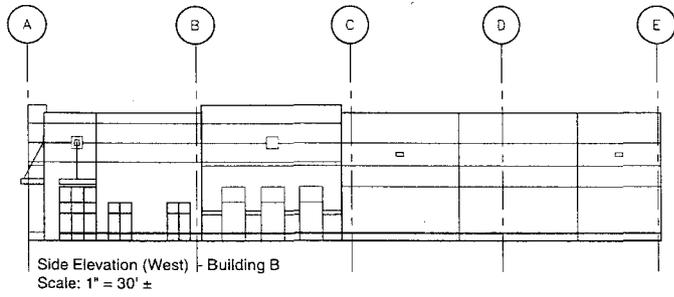
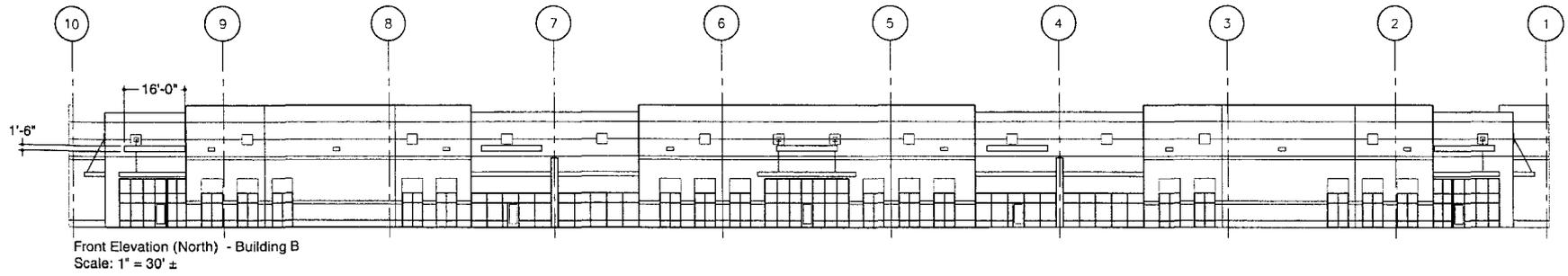


Side Elevation (West) - Building A
Scale: 1" = 30' ±



Front Elevation (South) - Building A
Scale: 1" = 30' ±

NOTE:
USE OF TENANT LOGOS OR LOGOTYPES MAY BE USED,
ONLY WITH APPROVAL OF THE ASSOCIATION.



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USE OF TENANT LOGOS OR LOGOTYPES MAY BE USED,
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ORDINANCE NO. 2858

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY EXTENDING THE PAD ZONING OF A PARCEL (PL98-020 WESTECH) 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:

A parcel of land located in the West half of Section 15, Township 1 South, Range 5 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona; more particularly described in Planning File PL98-020 WESTECH PAD

Said parcels PAD zoning is hereby extended subject to the following conditions:

1. Development shall be in general conformance with Exhibit A, Development Plan; Exhibit B, Illustrative Site Plans; Exhibit C, Entryway Details; and Exhibit D, Development Quality Exhibits.

2. Zoning is granted for Conceptual Plan only. Preliminary Development Plan(s) must be submitted and approved in compliance with Section 1700, Planned Area Development, Chandler Zoning Code, prior to development.
3. Dedication of the following half or full street right-of-ways per standards of the City's Transportation Plan unless determined otherwise by the City Transportation Engineer :
 - a) Arizona Ave. 65 ft. half-street (71 ft. for deceleration lane)
 - b) Warner Rd. 65 ft. half-street (71 ft. for deceleration lane)
 - c) El Prado Rd. 66 ft. full street
 - d) Internal Rd. 80 ft. full street
4. The applicant/owner shall install required off-site street improvements (i.e. travel, turn and deceleration lanes, curb, gutter, and sidewalk) in accordance with the Council adopted 1993 Transportation Plan and Technical Design Manual No. 4.
5. The applicant/developer shall provide a traffic impact study for the overall site at the time of submittal of the first Preliminary Development Plan.
6. The applicant/owner shall install required water and sewer infrastructure in accordance with the City adopted standards. The applicant/developer shall provide an infrastructure analysis at the time of Preliminary Development Plan submittal in order to verify compliance with the City of Chandler Water and Wastewater Master Plan.
7. Irrigation ditches and/or canals within or adjacent to the subject property shall be undergrounded (tiled) or abandoned per Council-adopted standards at the time of Preliminary Development Plan approval.
8. Overhead utility lines, less than 69kv in size, shall be undergrounded per Council-adopted standards at the time of Preliminary Development Plan approval.
9. Street lights design and installation per adopted City standards shall be provided at the time of Preliminary Development Plan.
10. The applicant/property owner shall be responsible for all standard "buy ins" to existing public works facilities as required by City code.
11. A Preliminary Master Map of Dedication shall be submitted prior to the sale of parcels and approved by the Staff prior to or in conjunction with the first Preliminary

Development Plan. Said Master Map of Dedication shall address right-of-way (arterials and collectors) and parcel lines.

12. Development phasing is to be determined at the time of the Preliminary Map of Dedication or Preliminary Development Plan whichever occurs first. Construction of needed subdivision infrastructure and installation of street frontage landscaping shall occur in conjunction with the timing of development construction on adjoining parcels.
13. A unified landscape design theme for all streetscape and entryway features shall be established with the first Preliminary Development Plan.
 - i)
14. Construction shall commence above foundation walls within two (2) 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.
15. Multifamily density, as warranted by proposed development quality (i.e. architectural design, site design, amenity package, landscaping, etc.) shall be a function of Preliminary Development Plan review and approval.
16. The number, nature, and design of commercial land uses, which will be more specifically defined through the Preliminary Development Plan approval process, shall be planned in accordance with the following guidelines:
 - a) The City wishes to encourage the development of larger scaled businesses (e.g. auto dealers, furniture and carpet stores, appliance stores, home improvement centers, hardware stores, etc.) which require large sites and are, on a square foot basis, lower traffic generators. Smaller scaled businesses are also encouraged if functionally and aesthetically well integrated with the larger businesses.
 - b) Future commercial Preliminary Development Plans shall encompass sufficient area to provide for the orderly development of significant portions of Tracts A and B. Such Preliminary Development Plans may include a large scale single tenant user (i.e. auto dealer), a collection of smaller scale commercial users, or a combination thereof. Small piecemeal developments, one to two acres, which are not part of larger master planned areas are prohibited.

17. Due to the impact of the development, a development agreement in the form approved by the City as required to provide necessary public infrastructure.

SECTION II. Except where provided, nothing contained herein shall be construed to be and 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 this 25 day of JUNE, 1998.

ATTEST:

Coralyn Reed
CITY CLERK

Jay Libbey
MAYOR

PASSED AND ADOPTED by the City Council this 13 day of JULY, 1998.

ATTEST:

Coralyn Reed
CITY CLERK

Jay Libbey
MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 2855 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 13 day of JULY, 1998, and that a quorum was present thereat.

APPROVED AS TO FORM:

Dennis M. O'Neill
CITY ATTORNEY

Carolyn Deane
CITY CLERK

PUBLISHED:

7-23-98
7-30-98