

CHANDLER IMPROVED SECTION CORNER



**Location**

Southwest corner of Queen Creek and Cooper in Chandler, Arizona

**Size**

+/- 9.09 acres

**Zoning**

PAD C-2

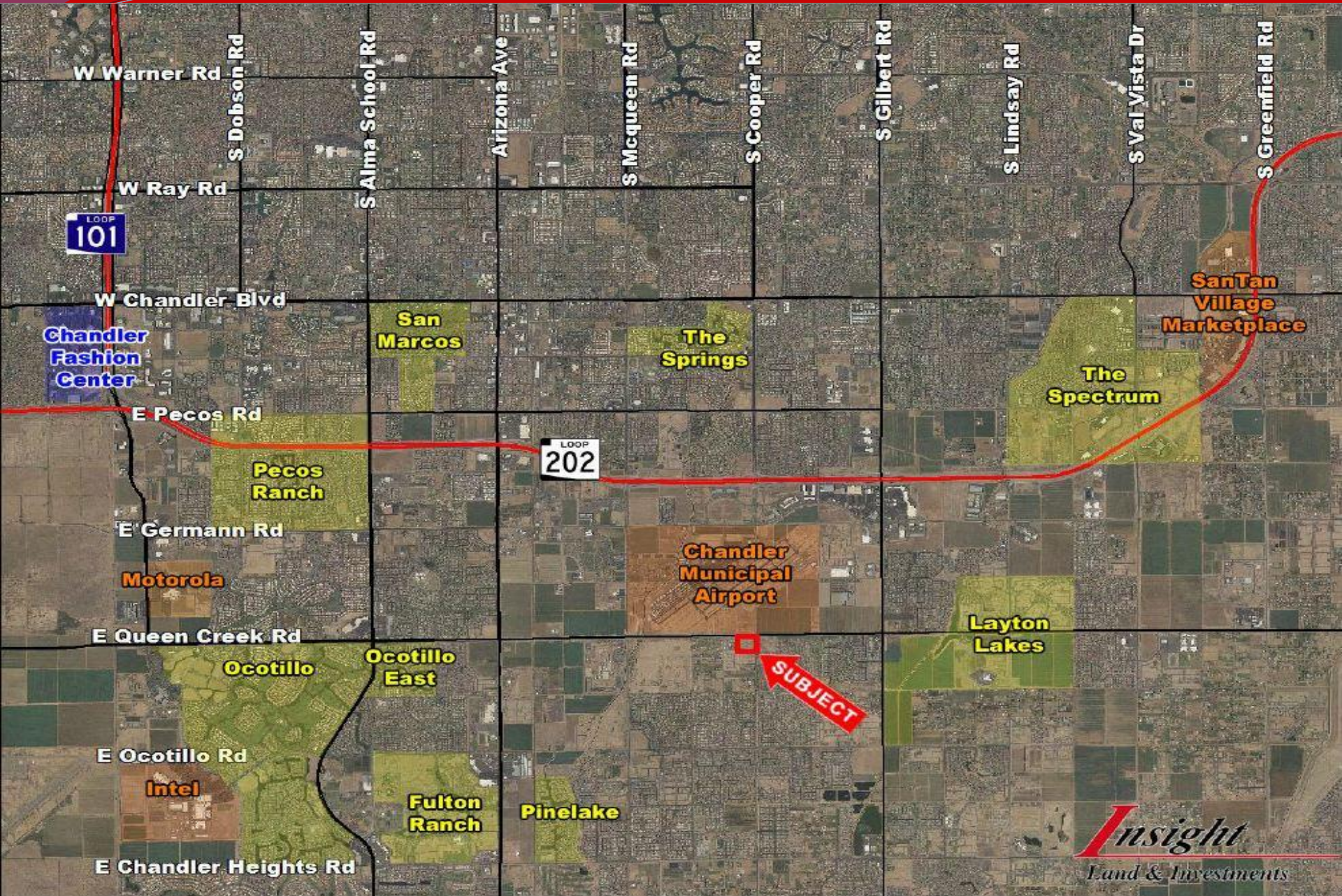
**Price**

\$2,649,210 (\$6.75 per square foot)

**Comments**

- Signalized intersection with improvements including sidewalks, street lights, curb and gutter, landscaping and grading.
- Available Subject to Zoning
- The subject is within the Chandler airpark submarket where over 2,500,000 square feet of Retail, office and employment oriented developments have been built since 2006.
- Available due diligence includes: ALTA, Phase1, title report, and approved zoning ordinance with required stipulations.

CHANDLER IMPROVED SECTION CORNER





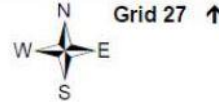




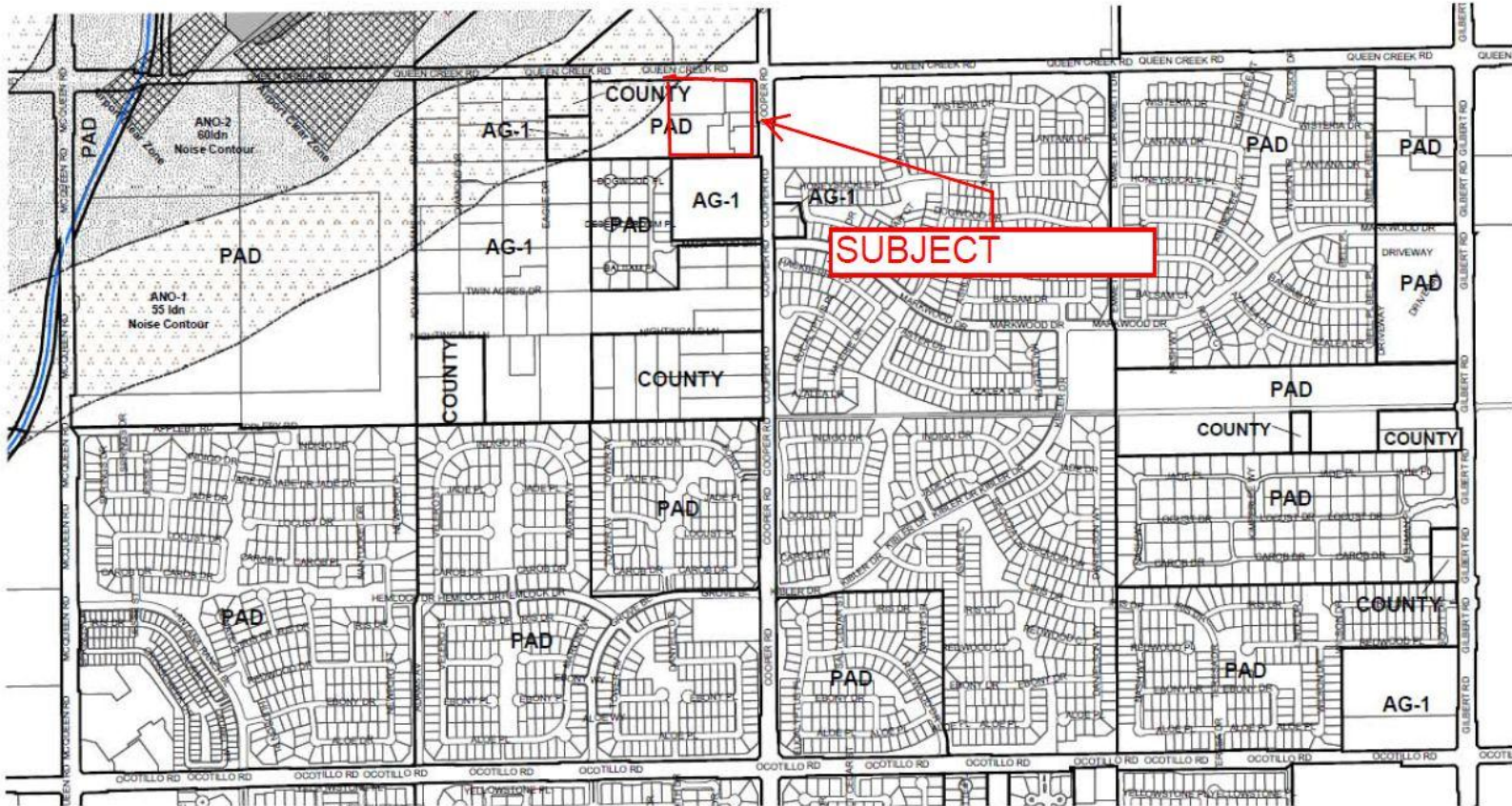
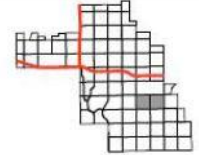
CHANDLER IMPROVED SECTION CORNER



Chandler • Arizona  
Where Values Make The Difference



City of Chandler  
Zoning Map  
Grid 31



The City of Chandler Planning and Development Department makes no warranties, written or implied, regarding the information on this map. If you have any questions, please feel free to contact the City of Chandler Current Planning Division at 480-782-3051.



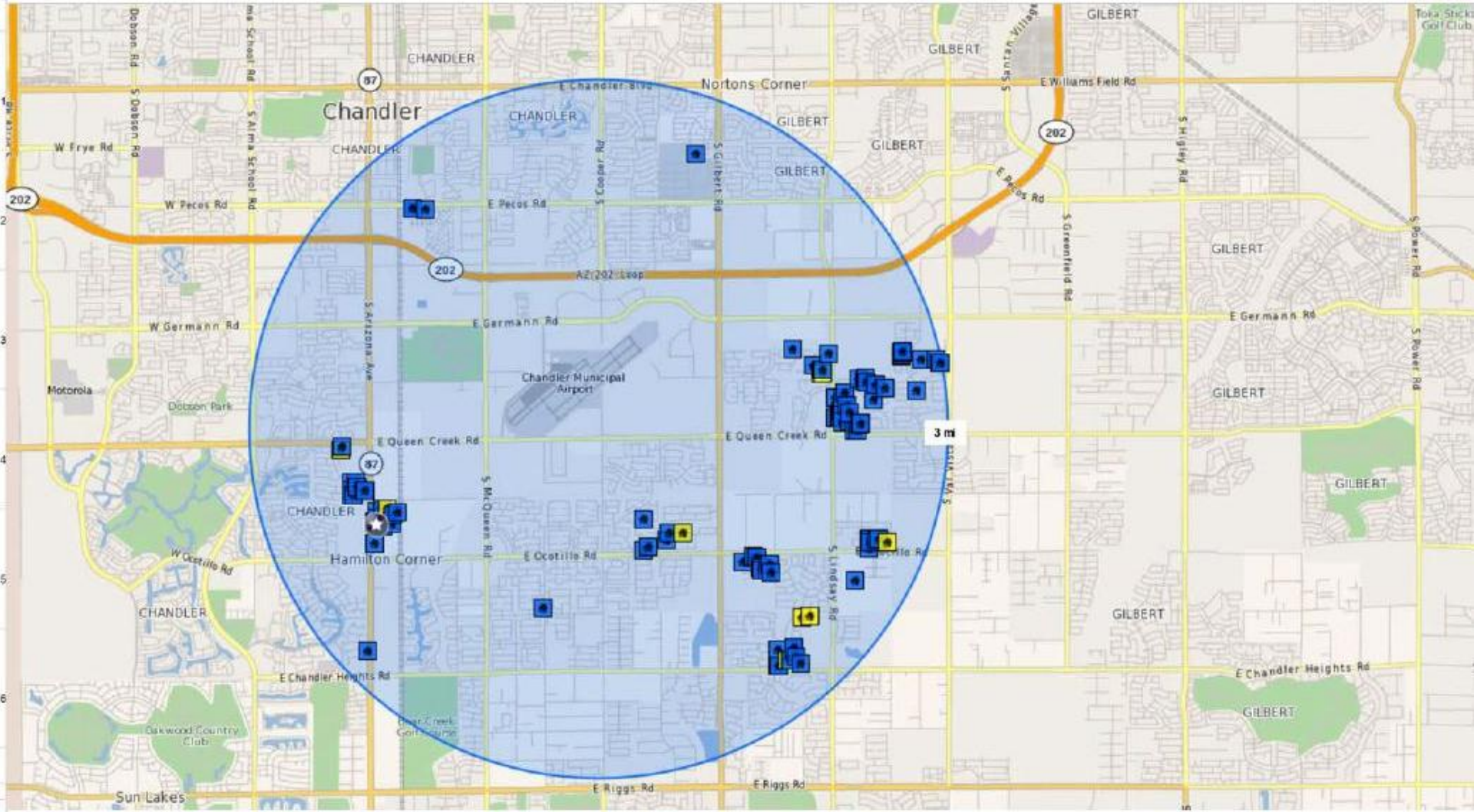
All zonings as indicated on this map are adopted by City ordinance and may contain specific conditions which must be met before becoming final. Map produced by the City of Chandler Planning and Development Department.

← Grid 30

Grid 35 ↓

Grid 32 →

MLS 3-MILE RADIUS MAP



### Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days On Market	Cumulative Days On Market
Pending	10	3,248,167	0	Low	257,549	0	0.00	1,613	124.41	0.00	9	3
				Avg	324,817	0	0.00	2,088	155.56	0.00	40	39
				High	384,990	0	0.00	2,381	183.33	0.00	73	73
Closed	95	25,440,321	25,110,382	Low	129,999	144,000	0.88	1,534	84.63	93.75	0	0
				Avg	267,793	264,320	0.99	2,043	131.33	129.75	66	68
				High	412,460	412,460	1.11	2,466	170.84	169.53	495	495
Overall	105	28,688,488	25,110,382	Low	129,999			1,534	84.63		0	0
				Avg	273,224			2,047	133.64		64	65
				High	412,460			2,466	183.33		495	495

#### Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Inside the map search Circle (-111807492,33263846,51904,43389); Status of 'Closed', 'Pending'; Dwelling Type of 'Single Family - Detached'; Approx SQFT between 1500 and 2500; Year Built between 2008 and 9999; Close of Escrow Date between '04/29/2012' and '10/29/2023'.

#### Pending Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	ADOM	CDOM
4977176	107 E Carob DR	32RNO2G	3	2	1,613	2013	257,549	257,549	0		159.67 / NA	42	41
5009738	5547 S SANDSTONE ST	42RO2G	4	2	2,089	2012	259,900	259,900	0		124.41 / NA	9	3
4960460	3535 S Jasmine DR	32RDNO2G	3	2	1,697	2013	261,480	261,480	0		154.08 / NA	44	44
4991703	717 E RAVEN WAY	42FR02G	4	2	1,937	2010	295,000	295,000	0		152.30 / NA	48	48
5006589	2672 E REDWOOD PL	32.5RDO2G2S	3	2.50	2,198	2012	339,000	339,000	0		154.23 / NA	20	20
5008680	735 E RAVEN WAY	42.25FRDPO2G3S	4	2.25	2,200	2010	344,900	344,900	0		156.77 / NA	12	12
4969798	4830 S Mingus DR	32.5RDNO3G	3	2.50	2,381	2013	375,190	362,260	0		152.15 / NA	66	66
4993092	4910 S HUACHUCA PL	32RDPO3G	3	2	2,285	2010	369,999	369,999	0		161.93 / NA	47	47
4969785	3941 E Horseshoe PL	32.5RDXXNO3G	3	2.50	2,381	2013	385,899	373,089	0		156.69 / NA	73	73
4990628	3060 S DAKOTA PL	32FRNO2G	3	2	2,100	2013	389,990	384,990	0		183.33 / NA	41	41

#### Closed Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	ADOM	CDOM
4995275	856 E ROJO CT	32RDS2G	3	2	1,752	2008	255,000	255,000	255,000	10/15/2013	145.55 / 145.55	38	38
4935539	4294 S BUTTE LN	53RO2G2S	5	3	2,402	2012	329,900	308,000	308,000	10/11/2013	128.23 / 128.23	142	142
5003654	4187 E GLACIER PL	32.5RNO3G	3	2.50	2,438	2013	412,460	412,460	412,460	10/3/2013	169.18 / 169.18	0	0
4950451	3891 S HALSTED DR	42FR2G2S	4	2	2,188	2008	225,000	225,000	225,000	9/27/2013	102.83 / 102.83	111	111
4927508	3670 S Arizona PL	32RNO2G	3	2	1,613	2013	238,437	240,937	237,937	9/27/2013	149.37 / 147.51	23	23
4927028	3660 S Arizona PL	32RDNO2G	3	2	1,697	2013	245,507	247,507	244,507	9/20/2013	145.85 / 144.08	35	34
4982263	4941 S White PL	32EDXO2G	3	2	2,096	2010	310,000	310,000	304,000	9/20/2013	147.90 / 145.04	10	10
4970431	1099 E SOURWOOD DR	53RPO2G	5	3	2,414	2012	349,900	339,900	339,900	9/17/2013	140.80 / 140.80	31	31
4958220	2552 E REDWOOD PL	42.5R2G2S	4	2.50	2,417	2012	365,000	342,500	334,000	9/16/2013	141.70 / 138.19	83	83
4963756	1056 E SOURWOOD DR	32RO2G	3	2	1,933	2009	243,500	243,500	247,000	8/29/2013	125.97 / 127.78	3	3
4960289	869 E Doral CT	42.5FRD2G2S	4	2.50	2,352	2009	249,900	249,900	245,000	8/21/2013	106.25 / 104.17	55	54
4966111	910 E ROJO WAY	32RO2G2S	3	2	1,722	2012	269,900	269,900	270,000	8/21/2013	156.74 / 156.79	4	4
4944731	3660 E POWELL PL	43RQO2G	4	3	2,000	2009	320,000	305,000	300,000	8/19/2013	152.50 / 150.00	53	53
4934672	43 W ASTER DR	42.25FR02G	4	2.25	2,414	2009	320,000	295,000	295,000	8/13/2013	122.20 / 122.20	97	97
4958528	4417 S QUIET CT	32FRDNO2G	3	2	1,844	2008	249,900	249,900	258,000	7/31/2013	135.52 / 139.91	7	7
4945046	734 E Raven WAY	42.5RDPNO2G	4	2.50	2,200	2010	344,900	339,900	335,000	7/31/2013	154.50 / 152.27	35	35
4946720	3433 E ZION WAY	32RO2G2S	3	2	1,809	2011	295,000	285,000	285,000	7/29/2013	157.55 / 157.55	55	55
4938445	160 W HACKBERRY DR	32RPO2G	3	2	1,815	2009	295,000	287,500	280,000	7/18/2013	158.40 / 154.27	30	28
4939824	3434 E GRAND CANYON DR	42RO2G2S	4	2	2,015	2009	282,900	269,900	267,000	7/5/2013	133.95 / 132.51	32	32
4947561	1031 S MAVERICK ST	32FR2G	3	2	1,534	2008	185,000	185,000	190,500	7/3/2013	120.60 / 124.19	5	5
4886409	152 W ROSEMARY DR	32RNO2G	3	2	2,035	2013	338,728	344,990	344,990	6/28/2013	169.53 / 169.53	112	112
4911337	4552 S TWINLEAF DR	32RO2G	3	2	1,885	2009	239,900	239,800	235,000	6/20/2013	127.21 / 124.67	58	58
4935502	4456 S WATAUGA DR	32R2.5G3S	3	2	1,965	2010	256,000	256,000	260,000	6/17/2013	130.28 / 132.32	36	36
4934252	3672 E SAN CARLOS PL	32RDO2G2S	3	2	2,285	2010	319,900	319,900	305,000	6/13/2013	140.00 / 133.48	6	5
4926661	3537 E BARTLETT PL	32RDO2G	3	2	2,435	2010	315,000	315,000	307,000	6/13/2013	129.36 / 126.08	54	49
4918837	4153 S BUCKSKIN WAY	32RO2G2S	3	2	2,015	2010	282,900	277,400	278,000	6/7/2013	137.67 / 137.97	21	21



4930769	675 E HUMMINGBIRD WAY	42.5RDO2G	4	2.50	2,200	2009	325,000	325,000	325,000	6/7/2013	147.73 / 147.73	3	3
4931762	4452 S LEISURE WAY	32FRO2G2S	3	2	1,955	2008	269,900	269,900	270,000	6/6/2013	138.06 / 138.11	1	1
4815427	4256 S Red Rock ST	42RNO2G	4	2	2,288	2012	302,430	320,010	293,010	6/5/2013	139.86 / 128.06	227	227
4927160	742 E RAVEN WAY	42.5RO2G2S	4	2.50	2,219	2010	285,000	285,000	285,000	5/29/2013	128.44 / 128.44	4	4
4885721	3659 E LYNX PL	43RPO2G2C2S	4	3	1,931	2008	329,900	329,900	305,000	5/29/2013	170.84 / 157.95	74	74
4912481	943 E BUCKINGHAM AVE	32.5RDP03G	3	2.50	1,991	2008	228,000	228,000	246,100	5/21/2013	114.52 / 123.61	10	10
4922984	857 E ROJO CT	32RO2G	3	2	1,885	2008	249,000	249,000	245,000	5/16/2013	132.10 / 129.97	28	28
4888812	3527 E BARTLETT PL	32RDO3G2C	3	2	2,285	2010	290,000	290,000	289,500	5/2/2013	126.91 / 126.70	81	273
4863500	3590 S DELAWARE ST	32.5RNO2G	3	2.50	2,135	2012	270,496	275,173	275,173	5/1/2013	128.89 / 128.89	109	109
4909564	4484 S ELLESMERE ST	32RPO2.5G2S	3	2	1,965	2011	260,000	260,000	266,000	4/29/2013	132.32 / 135.37	5	5
4834326	3543 S WASHINGTON ST	32RNO2G	3	2	1,613	2012	241,974	244,374	244,374	4/26/2013	151.50 / 151.50	142	142
4871714	912 E DREXEL DR	43RQO2G	4	3	2,292	2012	320,000	320,000	315,000	4/22/2013	139.62 / 137.43	105	105
4783592	1055 E Blue Spruce LN	32.5RNO2G	3	2.50	1,978	2011	298,286	265,287	252,500	4/18/2013	134.12 / 127.65	248	248
4887788	3432 S CALIFORNIA ST	32RNO2G	3	2	1,815	2009	250,000	245,000	242,000	4/15/2013	134.99 / 133.33	65	65
4878338	4431 S QUIET CT	32RO2G	3	2	1,774	2008	234,500	234,500	232,000	3/25/2013	132.19 / 130.78	64	64
4885528	3720 E KINGBIRD PL	42.5RXO2G2S	4	2.50	2,200	2008	330,000	330,000	330,000	3/20/2013	150.00 / 150.00	34	34
4871244	849 E Rojo CT	32FRO2G	3	2	1,753	2008	234,900	234,900	230,000	3/13/2013	134.00 / 131.20	36	34
4770053	2672 E Redwood PL	32.5RN2G2S	3	2.50	2,198	2012	283,750	299,990	298,000	3/5/2013	136.48 / 135.58	232	213
4853681	1119 E SOURWOOD DR	42RPO2G	4	2	1,843	2010	258,900	258,900	243,500	2/22/2013	140.48 / 132.12	40	33
4781918	4273 S Red Rock ST	32RNO2G	3	2	2,050	2012	302,913	278,047	243,467	2/8/2013	135.63 / 132.16	199	199
4815416	4248 S Red Rock ST	43RNO2G	4	3	2,409	2012	283,042	297,542	262,992	2/7/2013	123.51 / 109.17	122	122
4815186	2321 E Aloe PL	43RDO2G	4	3	2,154	2008	285,000	279,900	280,000	1/30/2013	129.94 / 129.99	98	98
4775477	3522 E Powell PL	32FRDO2G	3	2	2,096	2009	285,000	264,900	264,000	12/31/2012	126.38 / 125.95	144	144
4842386	4451 S NEWPORT ST	32.5FRDP03G2S	3	2.50	2,438	2009	389,900	369,900	350,000	12/19/2012	151.72 / 143.56	17	17
4851183	480 E DERRINGER WAY	32R2G4S	3	2	1,534	2008	159,999	159,999	165,000	12/18/2012	104.30 / 107.56	3	3
4783067	978 E Euclid AVE	32FRO2G	3	2	1,955	2009	220,000	220,000	220,000	12/10/2012	112.53 / 112.53	28	25
4827490	1057 E SOURWOOD DR	42RO2G4S	4	2	1,842	2010	225,000	225,000	225,000	11/30/2012	122.15 / 122.15	18	18
4839472	869 E ZESTA LN	32FR2G2S	3	2	1,886	2009	238,000	238,000	235,000	11/30/2012	126.19 / 124.60	3	3
4808443	3431 S Sunland DR	32RNO2G	3	2	1,815	2009	249,500	249,500	235,000	11/29/2012	137.47 / 129.48	12	12
4815398	4242 S Red Rock ST	53RNO2G	5	3	2,288	2012	305,670	291,160	275,160	11/28/2012	127.26 / 120.26	52	52
4836745	906 E DORAL CT	32FRO2G	3	2	1,752	2010	219,900	219,900	219,000	11/7/2012	125.51 / 125.00	4	4
4816422	112 W Aster DR	42.5FRDO2.5G	4	2.50	2,414	2009	315,000	300,000	285,000	11/6/2012	124.28 / 118.06	29	20
4752568	480 E Derringer WAY	32RD2G2S	3	2	1,536	2008	129,999	129,999	144,000	10/31/2012	84.63 / 93.75	181	177
4823941	3391 S SUNLAND DR	32RO2G	3	2	1,815	2009	235,000	235,000	225,000	10/31/2012	129.48 / 123.97	40	36
4813348	2632 E Elgin ST	42RDNO3G	4	2	2,466	2012	315,900	315,900	312,950	10/31/2012	128.10 / 126.91	31	31
4815447	1506 E Hummingbird WAY	53RNO2G	5	3	2,409	2012	285,770	285,770	269,770	10/30/2012	118.63 / 111.98	12	12
4802586	3561 S Arizona PL	32RNO2G	3	2	1,729	2012	240,375	243,375	240,375	10/24/2012	140.76 / 139.03	24	24
4804131	863 E Doral CT	42.5FRDO2G2S	4	2.50	2,352	2009	229,000	229,000	239,000	10/16/2012	97.36 / 101.62	63	63
4737504	187 E CAROB DR	32RDNO2G	3	2	1,697	2012	215,772	240,726	240,106	10/8/2012	141.85 / 141.49	158	158
4812423	2405 E SEQUOIA DR	32FRPO2G2S	3	2	1,871	2008	260,000	260,000	267,000	10/2/2012	138.96 / 142.70	3	3
4810490	1087 E Zesta LN	32RNO2.5G	3	2	1,965	2012	257,190	257,190	252,190	9/28/2012	130.89 / 128.34	29	29
4737407	3645 S JASMINE DR	32RN2G	3	2	1,613	2012	204,317	216,417	217,869	9/27/2012	134.17 / 135.07	92	92
4781902	4279 S Red Rock ST	32RNO2G	3	2	1,914	2012	302,913	258,792	242,852	9/10/2012	135.21 / 126.88	26	26
4792896	4032 S SANTA RITA PL	42RO2.5G	4	2	2,417	2011	274,000	274,000	268,000	9/7/2012	113.36 / 110.88	7	7
4762805	4682 S TWINLEAF DR	42.5FRO2G4S	4	2.50	2,352	2008	239,900	225,000	235,000	8/31/2012	95.66 / 99.91	13	13
4768462	967 E Buckingham AVE	33RO3G	3	3	2,408	2010	298,799	298,799	296,299	8/24/2012	124.09 / 123.05	16	16
4794891	120 W Hackberry DR	43RO2G	4	3	2,084	2009	240,000	240,000	245,000	8/22/2012	115.16 / 117.56	4	4
4722108	4721 S Leisure WAY	43RQO2G	4	3	1,931	2010	296,000	290,000	290,000	8/16/2012	150.18 / 150.18	82	82
4764197	253 E Jade DR	32RPO2G	3	2	1,729	2011	238,400	238,400	239,900	7/27/2012	137.88 / 138.75	40	40
4745988	53 W Aster DR	32R2G	3	2	1,815	2009	210,000	210,000	210,000	7/3/2012	115.70 / 115.70	80	79
4675702	3633 E SAN CARLOS PL	32R2G2S	3	2	1,750	2009	269,900	219,900	219,900	6/29/2012	125.66 / 125.66	197	197
4729735	1455 E Gold Crest ST	32RO2G	3	2	2,050	2011	221,759	221,759	221,759	6/29/2012	108.18 / 108.18	22	22
4722065	4729 S Leisure WAY	33RO3G	3	3	2,408	2010	383,000	377,000	368,000	6/29/2012	156.56 / 152.82	63	63
4702288	4726 S MERRIMAN WAY	32.5RDO2G2S	3	2.50	2,185	2008	279,000	279,000	256,750	6/25/2012	127.69 / 117.51	162	162
4707845	255 E LOCUST DR	32RNO2G	3	2	1,726	2010	214,350	214,350	217,429	6/22/2012	124.19 / 125.97	31	31
4734149	1539 E Hummingbird WAY	32RNO2G	3	2	2,050	2012	226,769	248,769	245,109	6/22/2012	121.35 / 119.57	53	53
4760046	3474 E GRAND CANYON DR	32RO3G	3	2	2,258	2009	289,900	289,900	289,900	6/20/2012	128.39 / 128.39	14	12
4743777	4031 S Miller PL	42.5RDN2.5G	4	2.50	2,258	2012	271,163	271,163	273,443	6/8/2012	120.09 / 121.10	25	25

4718331	2534 E Ebony DR	32.5RNO2G2S	3	2.50	2,197	2012	247,025	256,245	264,634	6/1/2012	116.63 / 120.45	75	75
4719055	4249 S Squires LN	42.5RDO2G2S	4	2.50	2,200	2008	254,900	249,900	254,900	5/31/2012	113.59 / 115.86	55	55
4743301	1048 E SOURWOOD DR	42RPN02G	4	2	1,843	2009	224,900	224,900	224,900	5/25/2012	122.03 / 122.03	12	12
4697965	247 E Carob DR	43RNO2G	4	3	2,443	2012	262,404	262,404	262,404	5/25/2012	107.41 / 107.41	72	72
4486186	3621 S ARIZONA PL	32RNO2G	3	2	1,729	2010	284,173	268,173	259,200	5/18/2012	155.10 / 149.91	495	495
4734181	1531 E Hummingbird ST	32RNO2G	3	2	1,914	2011	216,554	216,554	219,554	5/15/2012	113.14 / 114.71	12	12
4554345	4801 EILEEN DR	32.5RDNO3G	3	2.50	2,431	2009	349,900	321,900	325,734	5/3/2012	132.41 / 133.99	356	356
4727794	890 E Zesta LN	42RN2G2S	4	2	1,800	2011	210,990	210,990	206,770	4/30/2012	117.22 / 114.87	13	12
4696620	4011 S Miller PL	32RDNO2.5G	3	2	1,810	2012	248,607	238,607	236,458	4/30/2012	131.83 / 130.64	88	88
4696597	3311 E YELLOWSTONE PL	42.5RDNO2.5G	4	2.50	2,258	2012	270,840	260,840	255,500	4/30/2012	115.52 / 113.15	85	85
4630041	3492 E ZION WAY	43RDNO2.5G	4	3	2,431	2011	279,183	285,923	262,657	4/30/2012	117.62 / 108.04	236	236

Prepared by Paul Clark

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.*  
**DND2 ( D o N or D isplay or D isclose ) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.**

Tuesday, October 29, 2013 6:38 AM

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**Chandler - Arizona**  
*Where Values Make The Difference*

#5

APR 27 2006

APPROVED BY  
CHANDLER CITY COUNCIL

APR 27 2006

CITY CLERK'S OFFICE

**MEMORANDUM                      Planning and Development - Staff Memo No. CC06-083**

**DATE:**            APRIL 6, 2006

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER  
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR  
JEFF KURTZ, CURRENT PLANNING MANAGER  
BOB WEWORSKI, PRINCIPAL PLANNER

*[Handwritten signatures and initials: WMP, DB, JK, BW]*

**FROM:**            KIM CLARK, CITY PLANNER *KC*

**SUBJECT:**        DVR05-0037 AIRPARK SOUTH PROFESSIONAL VILLAGE  
Introduction of Ordinance No. 3789

**Request:**        Rezone from Agricultural (AG-1) to Planned Area Development (PAD) for an office development on the western portion and conceptual commercial uses on the property's eastern portion with Preliminary Development Plan (PDP) approval for the office development on the western 9 gross acres

**Location:**       Southwest corner of Cooper Road and Queen Creek Road

**Applicant:**       Arch Ratliff  
Utaz Development

**Project Info:**    Approximate 20 gross acre parcel with the western 9 acres for office use (64,939 total square feet) and the eastern 11 acres for conceptual commercial use

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and Airpark Area Plan, Planning Commission and Staff recommend approval subject to conditions.

CC Memo No. 06-083

April 6, 2006

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### **GENERAL PLAN CONFORMANCE**

The General Plan designates this property as Rural Residential, with an overlay by the Airpark Area Plan, further defining land uses for the area between Pecos and Ocotillo Roads, Arizona Avenue and Gilbert Road. The Airpark Area Plan map designates the immediate southwest corner of Cooper Road and Queen Creek Road as Neighborhood Commercial. This development request implements the Neighborhood Commercial land use planned for the intersection, proposing office and retail uses. The Neighborhood Commercial designation establishes a general land use without respect to individual property lines or prescribed parcel sizes.

Staff also reviewed the development request in comparison with the Airpark Area Plan land use designation of Transitional Overlay Zone. This land use designation is part of a larger land use transition goal that applies to the larger area of rural residential land uses surrounding the property. The Transitional Overlay Zone allows commercial land uses to occur provided seven criteria are achieved that promote an orderly land use transition away from residential uses. The seven criteria used to judge compatibility are as follows:

- Industrial uses will only be permitted if all the property owners within the contiguous transitional area request zoning to that zoning district.

*The current proposal meets this criterion, as the proposal is not an industrial use.*

- Property owners within any transitional area request a zoning of a minimum of 40 contiguous acres made up of whole subdivision lots.

*As the proposal is not a subdivided parcel, this criterion does not apply.*

- All requests for rezoning are for a specific proposed commercial project with committed funding.

*Utaz Development has committed funding to the office portion of the proposal.*

- The development site where the new zoning occurs is adequately buffered so as not to create a hazard or a nuisance to the adjacent rural residential land use.

*The proposal incorporates a dissimilar land use buffer including 12' tall evergreen trees spaced 20' on center and a 6' tall masonry wall along the property line. The building setback requirements are increased based on the adjacency to residential uses. Required setbacks are 25' plus 1 foot for every foot of building height.*

- Adequate infrastructure either exists or is planned as part of the development design to support the proposed use, and traffic impacts on residential uses are minimal.

*The developer will be required to construct all infrastructure and road improvements during the first phase of construction for Queen Creek Road and Cooper Road along the frontage for the entire 20 acres. Traffic impacts on residential uses will be minimal, as the proposed development will not have vehicular access to the residential neighborhoods. All traffic will enter and exit onto the arterial roadways.*

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- All properties proposed for rezoning are adjacent to and border an arterial roadway, or border a commercial property that is adjacent to or borders an arterial roadway. This guideline is intended to prevent fragmented commercial development.

*The subject property borders Queen Creek Road to the north and Cooper Road to the east.*

- Include the use of noise attenuation as provided for in Appendix A of this report. *The noise attenuation measures in Appendix A apply to new residential construction, not commercial as proposed. Additionally, a stipulation of approval requiring interior noise levels of no greater than 45 decibels for a single event from an aircraft has been added to the recommended action.*

The site meets all criteria under the Transitional Overlay Zone to allow commercial uses, transitioning from the residential uses. The proposal is also consistent with the allowable land uses of the Neighborhood Commercial designation as specified by the Airpark Area Plan. Overall, the proposed plan complies with the General Plan and the Airpark Area Plan overlay.

### **BACKGROUND**

The application requests zoning from Agricultural (AG-1) to Planned Area Development (PAD) for an approximate 20 gross acre parcel. Preliminary Development Plan (PDP) approval is requested on the western half for an office development. The eastern half is proposed for future retail (C-2 uses) and will be considered under a future PDP. The subject property is surrounded by vacant property to the north, south, and east and large lot, rural agrarian, single-family residential homes to the west. The Airpark Area Plan designates the property to the north as Commercial/Office/Business Park and the property to the east as Neighborhood Commercial. The adjacent property to the south is split with the western half zoned for single-family homes and the eastern owned and planned for a church.

The office development includes 12 single-story buildings totaling 64,939 square feet. Each individual office building can be divided into suites. The buildings are arranged in angled rows to provide an attractive building orientation. Adequate parking is scattered throughout the site providing 442 spaces. The parking ratio will allow user flexibility, as the entire site may be used for medical or general office uses. Vehicular connections between the office and retail sites are planned including a shared tree lined boulevard entry at the Queen Creek Road median break.

Six different building designs with varying color and material palettes provide architectural diversity for the proposed 12 buildings. Building massing has been broken up through the use of varying roof ridgelines and a combination of flat, gable, and hip roofs. Each building provides different architectural detailing and concrete tile roof elements, in addition to various stone accent materials. Although all 12 buildings are single story, the application achieves a high level of diversity through each building's

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design with the combination of different styles and materials, while maintaining a residential feeling in the architecture relating to existing and future adjacent homes.

Dissimilar land use buffers are planned along the south and west property lines providing additional landscaping between the residential and commercial uses. Willow Acacia trees, 12 feet in height planted 20 feet on center, are planned along the office's perimeter property lines adjacent to residential uses. The site's perimeter is landscaped according to the Commercial Design Standards, incorporating a variety of plant material and turf visible from the arterial street frontage. Large landscaped areas are planned around each building, creating landscaped pedestrian pathways and attractive building settings. At the neighbor's request, Oleander and other plant species that may be harmful to horses and other animals have been eliminated from the plan.

The application includes a comprehensive sign package. The requirements for the building mounted signage and proposed monument signs can be found in the attached sign criteria exhibits. The building mounted signage complies with the Sign Code, providing both halo and non-illuminated reverse pan channel letters. The comprehensive sign package identifies all possible sign locations with the understanding that no more than one sign per owner per elevation will be allowed on each building. A stipulation has been added to prohibit any raceway signage.

The proposal includes two freestanding monument signs located along the Queen Creek Road frontage, containing five tenant panels on each side. The signs' design is complimentary to the building architecture, utilizing the materials and architectural elements found on the buildings. Staff has added a condition of approval requiring the monument sign and building signage letters to appear as the same material.

Planning Commission and Staff support the rezoning request finding it to represent a quality office development. The single-story office use and variety of building designs and material/color palettes will provide an attractive transition to the adjacent neighborhood. Additional exhibits and development details can be found in the attached Development Book.

#### **AIRPORT RECOMMENDATION**

The Airport Commission reviewed the zoning request in accordance with the Airport Conflicts Evaluation Process. The Airport Manager has issued a conflict evaluation report indicating that the Airport Commission found that no airport conflicts exist with this application.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

The request was noticed in accordance with the requirements of the City of Chandler Zoning Code.

- Notices were mailed to all property owners within a 600' radius and all registered neighborhoods within ¼ mile radius.

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- A legal notice was advertised in the newspaper.
- A double-sided orange 4'x 8' public hearing sign was posted on the property.
- Two neighborhood meetings were held, the first on Wednesday January 18, 2006 with two neighbors in attendance. The second was held on Tuesday February 21, 2006 with four neighbors in attendance.

Issues of concern from the neighborhood included the plant palette and location of the trash enclosures on the western property line and how both will affect their horses. The developer has responded by relocating the trash enclosures away from the western wall and deleting all oleander trees and shrubs from the landscape plan. A stipulation of approval that prohibits oleanders and other plant materials that may be hazardous to horses has been added.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to approve. In Favor: 5 Opposed: 0 Absent: 2 (Irby and Ryan)

#### **RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the Rezoning and Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Airpark South Professional Village", kept on file in the City of Chandler Planning Services Division, in File No. DVR05-0037 AIRPARK SOUTH PROFESSIONAL VILLAGE, except as modified by condition herein.
2. 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.
3. 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.
4. Right-of-way dedications to achieve full half-widths for both Queen Creek Road and Cooper Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

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5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or an association.
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. 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 for the full frontage of both Queen Creek Road and Cooper Road.
10. 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.
11. 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.



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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 Airpark South Professional Village development shall use treated effluent to maintain open space, common areas, and landscape tracts.

12. Oleander trees and shrubs, Red Maple, Black Locust, Yew, St. John's Wort, White Oak (acorns), Cherry Trees, and Black Walnut plants are prohibited within the development.
13. All buildings shall be designed and built with noise attenuation construction to achieve an interior noise level of 45 decibels for a single event from an aircraft. A registered engineer shall certify that the project is in conformance with this condition.
14. The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

"This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler."
15. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
16. All lettering on the monument sign, including tenant panels, shall be halo illuminated individual letters.
17. Landscaping shall be in compliance with current Commercial Design Standards.
18. All raceway signage shall be prohibited within the development.
19. The retail/C-2 land use is conceptual only. A separate Preliminary Development Plan is required for this portion of development.
20. Berming along the street frontages must be a minimum of 24" measured from the top of curb elevation along at least 50% of the arterial streetscape frontages. Berms are to be located out of the right of way and shall maintain a 4:1 slope as per compliance with the Commercial Design Standards.
21. The trash enclosures shown on the south property line behind building 12 shall be relocated approximately 200' to the east, locating behind building 10.

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April 6, 2006

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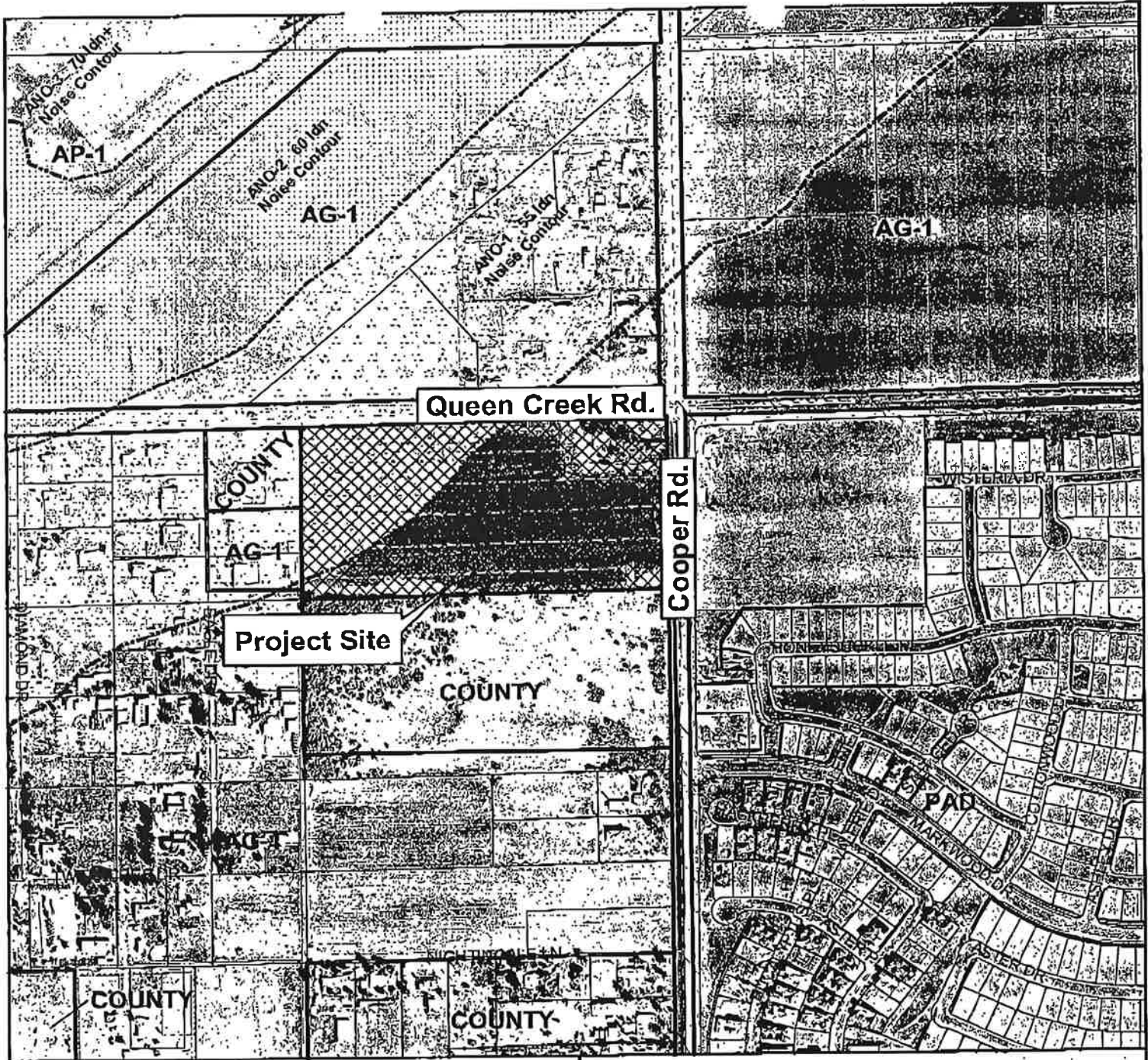
22. The easternmost break in the Queen Creek Road median, proposed for the future retail use, shall be eliminated per the requirements of the Traffic Engineering Department.
23. Prior to the time of making any office reservations or subsequent sales agreements, the builder/developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the office development is located adjacent to existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the property owner. This disclosure shall appear on all property deeds and perpetually carry with the land.
24. Applicant to work with Staff to increase the amount of pedestrian features such including pedestrian oriented art and water features.
25. The applicant shall work with Staff on the covered parking canopies to introduce building forms, materials, and colors used on the office building.
26. Applicant to work with Staff to remove the stone material from the parking screen wall and develop a decorative wall that will compliment the building architecture.

#### **PROPOSED MOTION**

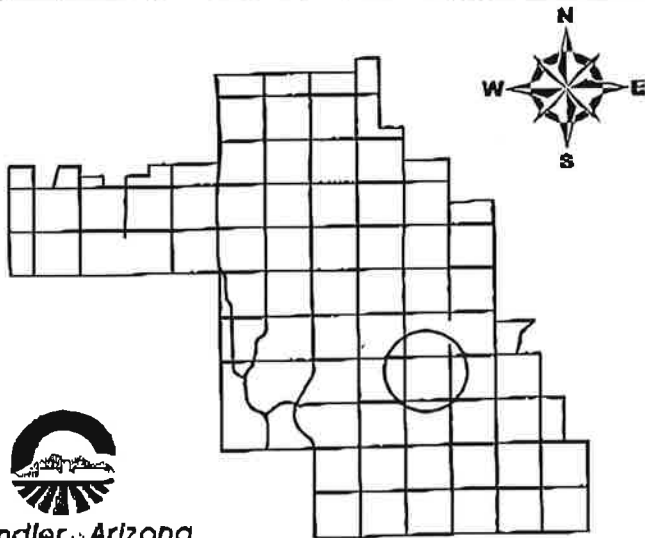
Move to introduce and tentatively adopt Ordinance No. 3789, approving the Zoning Case DVR05-0037 AIRPARK SOUTH PROFESSIONAL VILLAGE, rezoning the subject property from AG-1 to PAD for an office development on the western portion and conceptual commercial (C-2) uses on the eastern portion, with Preliminary Development Plan approval for an office development on the western portion, subject to conditions as recommended by Planning Commission and Staff.

#### **ATTACHMENTS**

1. Vicinity Map
2. Airpark Area Plan Land Use Map
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Sign Criteria and Exhibits
7. Development Booklet
8. Ordinance No. 3789



# Vicinity Map



DVR05-0037

**Chandler Airpark  
Professional Village**



**Chandler · Arizona**  
*Where Values Make The Difference*

CITY OF CHANDLER 8/9/2005

# CHANDLER AIRPARK Area Plan

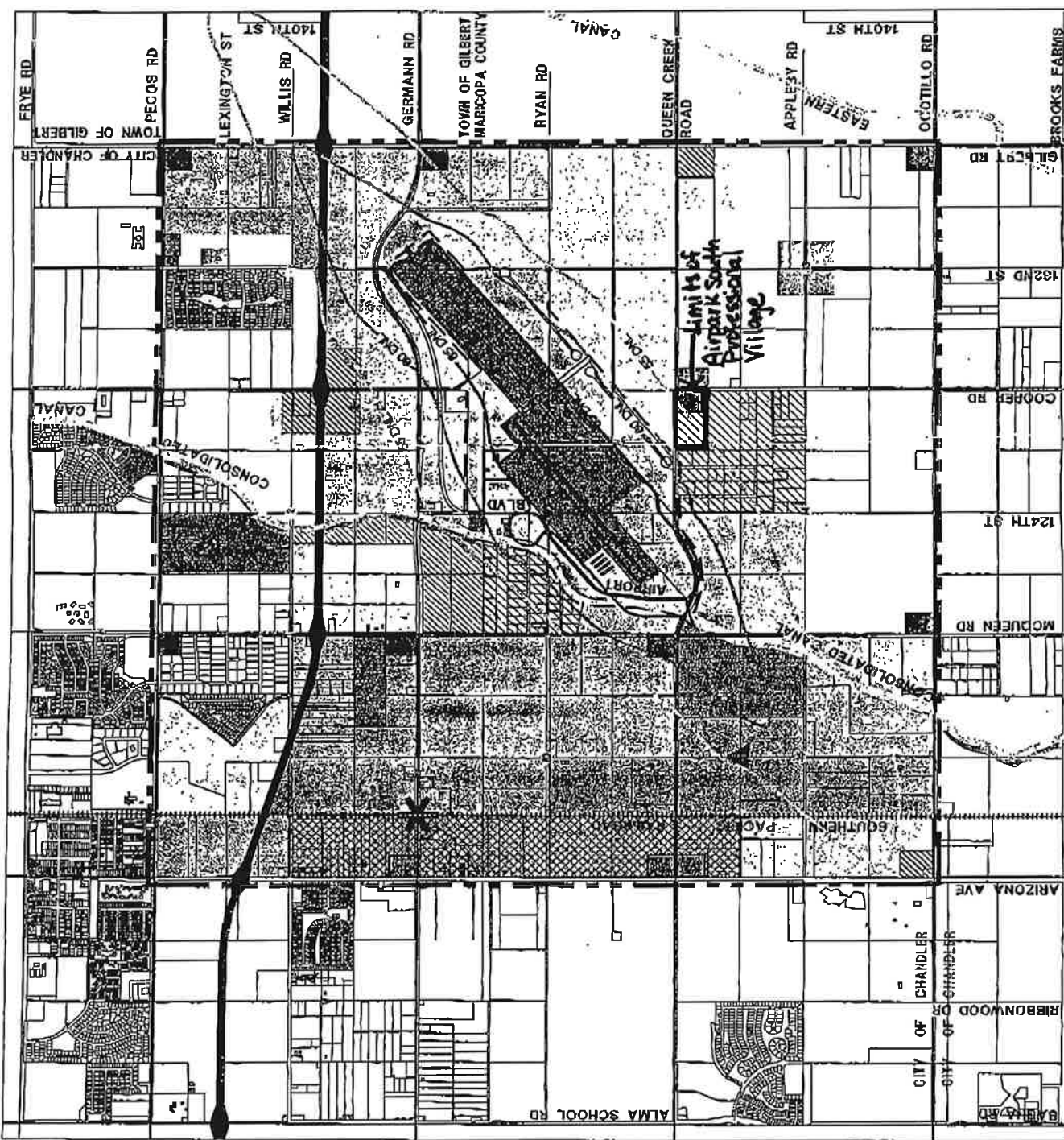
## LAND USE PLAN

	RR (1-15 D.U. PER ACRE) 500 ACRES
	LDR (15-25 D.U. PER ACRE) 1024 ACRES
	LMR (15-18 D.U. PER ACRE) 240 ACRES
	NDR (15-16 D.U. PER ACRE) 200 ACRES
	NDR (2) (15 D.U. PER ACRE) 180 ACRES
	NEIGHBORHOOD COMMERCIAL 75 ACRES
	COMMUNITY COMMERCIAL 240 ACRES
	REGIONAL COMMERCIAL 240 ACRES
	SPECIAL USE COMMERCIAL 80 ACRES
	COMMERCIAL OFFICE/BUSINESS PARK 640 ACRES
	LIGHT INDUSTRIAL 310 ACRES
	INDUSTRIAL 380 ACRES
	COMMERCIAL OFFICE/BUSINESS PARK (TANDEM ACCESS) 340 ACRES
	AEROSPACE INDUSTRY (FBO) 257 ACRES
	PUBLIC / BEAM PUBLIC FACILITIES 270 ACRES
	PARKS AND OPEN SPACE 500 ACRES
	TRANSITIONAL OVERLAY ZONE (NO ANY COMMERCIAL USE) 220 ACRES
	LIGHT RAIL CORRIDOR OVERLAY PLANNING AREA (POTENTIAL MIXED USE) 250 ACRES
	FUTURE TRANSIT CENTER
	POTENTIAL FUTURE TRANSIT STATION
	LOOP 202 BYPASS FREEWAY TENTATIVE ALIGNMENT
	NOISE CONTOUR 65
	NOISE CONTOUR 60
	NOISE CONTOUR 55 OR GREATER
	AIRPORT BOUNDARY
	STUDY AREA BOUNDARY AND AIRPORT OVERLAY DISTRICT

NOTE: D.U. IS THE AVERAGE DAILY MOBILE LEVEL  
LEVELOFF IN DECIBELS & MOBILE EXPOSURE IS FOR 2020  
SOURCES: FHWA, MS. 199

GRAPHIC SCALE  
1" = 1/4" ON 100'  
1" = 1/8" ON 200'  
1" = 1/16" ON 400'

CHANDLER AIRPARK  
CITY OF CHANDLER



DATE: 12/15/2011  
DRAWN: J. HARRIS  
CHECKED: J. HARRIS  
DATE: 12/15/2011



AIRPARK SOUTH PROFESSIONAL VILLAGE

GRANDLER, ARIZONA

architecture plus, ltd.

3002 NORTH CENTRAL AVENUE PHOENIX, AZ 85018 487-744-7720

2

Drawn By: DKS  
Checked By: DKS  
Date: 01/15/13  
Project No: 2010100

A-1 of

**NOTES:**

**PROJECT NAME:**  
AIRPARK SOUTH PROFESSIONAL VILLAGE

**PROJECT DATA:**  
SHEET NO. 2 OF 2  
DATE: 01/15/13  
PROJECT NO: 2010100

**VICINITY MAP:**

**BUILDING HEIGHTS:**  
MAXIMUM BUILDING HEIGHT: 35 FT  
MINIMUM BUILDING HEIGHT: 10 FT  
MAXIMUM BUILDING FOOTPRINT: 100,000 SQ FT  
MAXIMUM BUILDING VOLUME: 3,500,000 CU FT

**ARCHITECTS:**  
ARCHITECTS: ARCHITECTURE PLUS, LTD.  
3002 NORTH CENTRAL AVENUE  
PHOENIX, AZ 85018  
487-744-7720

**CIVIL ENGINEER:**  
CIVIL ENGINEER: CIVIL ENGINEER PLUS, LTD.  
3002 NORTH CENTRAL AVENUE  
PHOENIX, AZ 85018  
487-744-7720

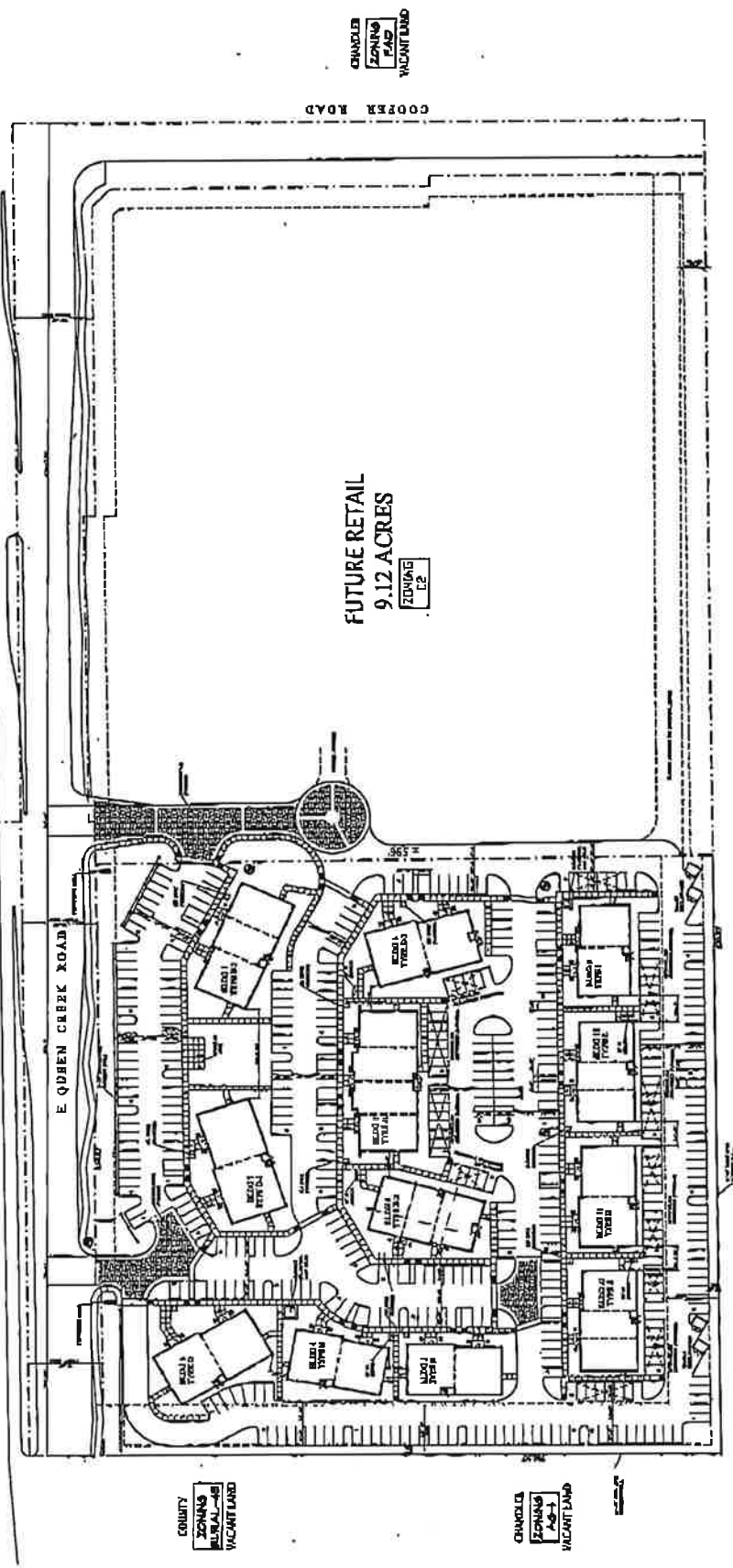
**OWNER:**  
OWNER: AIRPARK SOUTH PROFESSIONAL VILLAGE  
3002 NORTH CENTRAL AVENUE  
PHOENIX, AZ 85018  
487-744-7720

**APR:**  
APR: AIRPARK SOUTH PROFESSIONAL VILLAGE  
3002 NORTH CENTRAL AVENUE  
PHOENIX, AZ 85018  
487-744-7720

**CONSTRUCTION TYPE:**  
CONSTRUCTION TYPE: CONCRETE ON GRADE  
FOUNDATION: CONCRETE  
WALLS: CONCRETE  
ROOF: METAL DECK WITH BURIED INSULATION  
FLOORING: POLISHED CONCRETE  
CEILING: SUSPENDED CEILING  
MECHANICAL: VAV BOXES  
ELECTRICAL: 480V/208V/120V  
PLUMBING: 1/2" DIA. COPPER  
FINISHES: POLISHED CONCRETE FLOORS, GYP BOARD CEILING, PAINTED WALLS

**ZONING:**  
ZONING: GRANDLER AS-1  
DISTRICT: AIRPARK SOUTH

**CHUNKLER:**  
CHUNKLER: AIRPARK SOUTH PROFESSIONAL VILLAGE  
3002 NORTH CENTRAL AVENUE  
PHOENIX, AZ 85018  
487-744-7720



ARCHITECTURAL SITE PLAN

GRANDLER COUNTY ZONING AS-1 VACANT LAND

GRANDLER COUNTY ZONING AS-1 VACANT LAND

GRANDLER COUNTY ZONING AS-1 VACANT LAND



architecture plus, ltd.  
 7002 NORTH CENTRAL AVENUE PHOENIX, AZ 85020

2

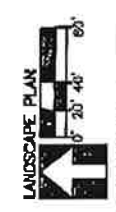
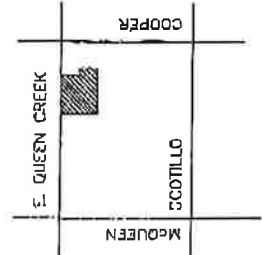
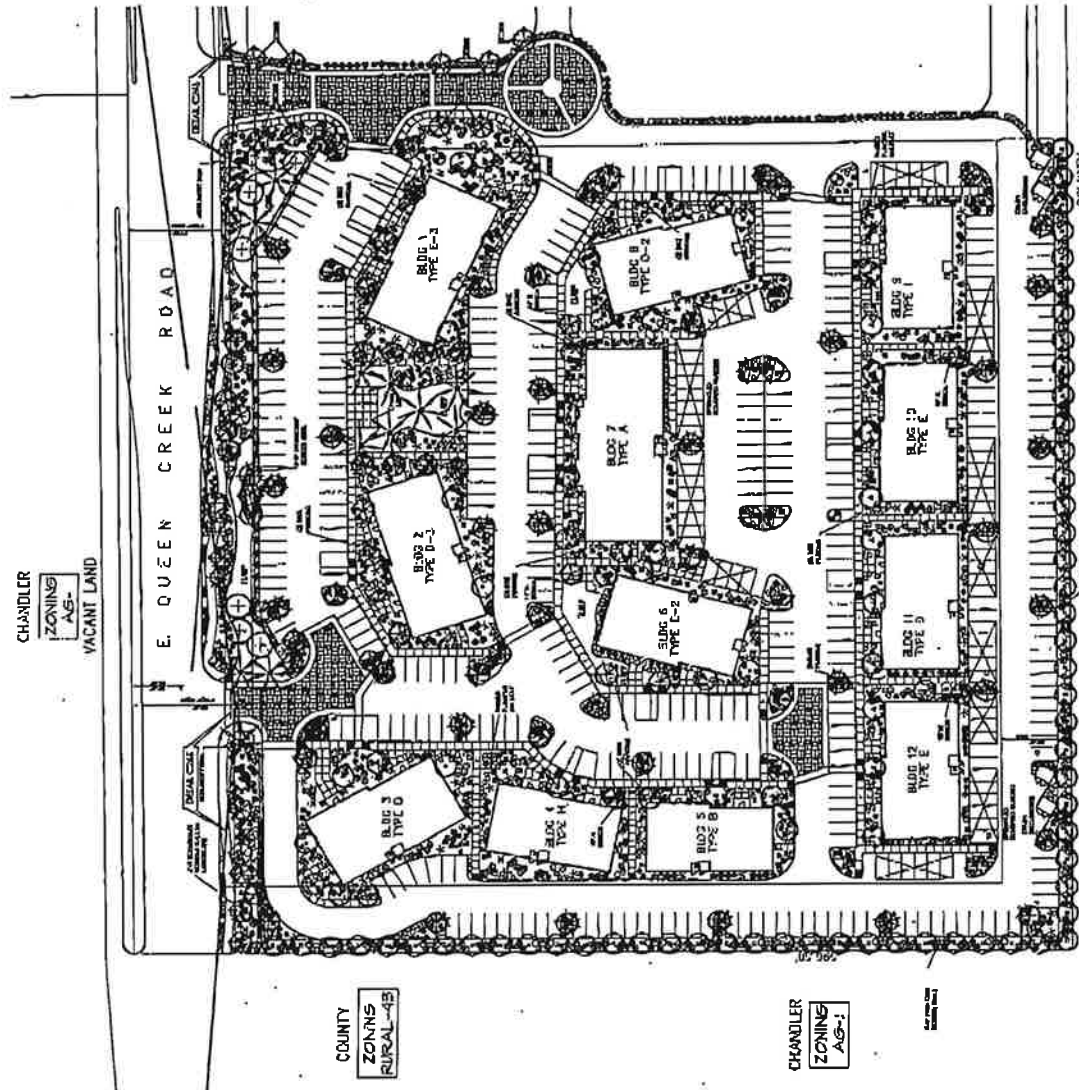
DESIGNED BY: A.D. BARKER  
 DATE: 05/27/09  
 1:25' SCALE  
 05/27/09

L2

**LANDSCAPE LEGEND**

SYMBOL	CULTIVAR	HEIGHT	WIDTH	QUANTITY
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	60
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	5
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	10
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	20
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	20
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	20
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	20
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	20
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	20
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	20

SYMBOL	CULTIVAR	HEIGHT	WIDTH	QUANTITY
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	110
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	200
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	400
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	100
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	100
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	100
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	100
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	100
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	100
(Symbol)	ANDERSON'S SENSO 24" HIG (SALICORN HORTUS)	11.1	10.0	100



**T.J. McQueen & Associates, Inc.**  
 LANDSCAPE ARCHITECTURE  
 1127 E. WILSON AVENUE, SUITE 200  
 PHOENIX, ARIZONA 85016  
 PHONE: (602) 735-4333  
 FAX: (602) 735-4333



UNIVERSITY MICROFILMS  
 300 N. ZEEB RD.  
 ANN ARBOR, MI 48106-1500  
 1-800-521-0600

APPROVED BY  
CHANDLER CITY COUNCIL

#4

MAY 11 2006

MAY 11 2006

CITY CLERK'S OFFICE

**ORDINANCE NO. 3789**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR05-0037 AIRPARK SOUTH PROFESSIONAL VILLAGE) 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 AG-1 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Airpark South Professional Village", kept on file in the City of Chandler Planning Services Division, in File No. DVR05-0037 AIRPARK SOUTH PROFESSIONAL VILLAGE, except as modified by condition herein.

Ordinance No. 3789

Page 2

2. 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.
3. 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.
4. Right-of-way dedications to achieve full half-widths for both Queen Creek Road and Cooper Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or an association.
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. 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 for the full frontage of both Queen Creek Road and Cooper Road.
10. 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.



11. 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 Airpark South Professional Village development shall use treated effluent to maintain open space, common areas, and landscape tracts.

12. Oleander trees and shrubs, Red Maple, Black Locust, Yew, St. John's Wort, White Oak (acorns), Cherry Trees, and Black Walnut plants are prohibited within the development.
13. All buildings shall be designed and built with noise attenuation construction to achieve an interior noise level of 45 decibels for a single event from an aircraft. A registered engineer shall certify that the project is in conformance with this condition.
14. The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

"This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler."

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15. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
16. All lettering on the monument sign, including tenant panels, shall be halo illuminated individual letters.
17. Landscaping shall be in compliance with current Commercial Design Standards.
18. All raceway signage shall be prohibited within the development.
19. The retail/C-2 land use is conceptual only. A separate Preliminary Development Plan is required for this portion of development.
20. Berming along the street frontages must be a minimum of 24" measured from the top of curb elevation along at least 50% of the arterial streetscape frontages. Berms are to be located out of the right of way and shall maintain a 4:1 slope as per compliance with the Commercial Design Standards.
21. The trash enclosures shown on the south property line behind building 12 shall be relocated approximately 200' to the east, locating behind building 10.
22. The easternmost break in the Queen Creek Road median, proposed for the future retail use, shall be eliminated per the requirements of the Traffic Engineering Department.
23. Prior to the time of making any office reservations or subsequent sales agreements, the builder/developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the office development is located adjacent to existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the property owner. This disclosure shall appear on all property deeds and perpetually carry with the land.
24. Applicant to work with Staff to increase the amount of pedestrian features such including pedestrian oriented art and water features.
25. The applicant shall work with Staff on the covered parking canopies to introduce building forms, materials, and colors used on the office building.



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