#4

JUN 23 2011

ORDINANCE NO. 4310

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING THE PARCELS WITHIN "SITE 8" FROM COMMUNITY COMMERCIAL DISTRICT (C-2) TO C-2 WITH A PLANNED AREA DEVELOPMENT OVERLAY (C-2/PAD) (DVR11-0002 SITE 8 PARKING) 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 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 Community Commercial District (C-2) to C-2 with a Planned Area Development overlay (C-2/PAD), subject to the following condition:

1. The PAD overlay shall adopt Paragraph F of City Code Chapter 35, Section 3204 (City Center District Site Development Standards) as the parking regulations for Site 8.

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

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this _____ day of _____, 2011.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2011.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4310 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2011, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY GAB

PUBLISHED:

Attachment 'A'

LEGAL DESCRIPTION
FOR SITE 8

That portion of the Southeast quarter of the Northeast quarter of Section 33, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

The East 410.00 feet of the South 621.27 feet of the Southeast quarter of the Northeast quarter of said Section 33.

Contains an area of 254,720.70 Square Feet or 5.84 Acres, more or less.