

ORDINANCE NO. 4316

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 PAD AMENDED (DVR11-0014 CHANDLER CENTER COMMONS) 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 PAD to PAD Amended, subject to the following conditions:

1. Substantial conformance with application materials kept on file in the City of Chandler Planning Division, in File No. DVR11-0014, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3770 in case DVR05-0030 SILAGI CHANDLER COMMERCE CENTER, except as modified by condition herein.
3. The playground perimeter wall shall utilize materials drawn from the adjacent building architecture and shall include several staggers per the submitted site plan so as to break up its linear appearance.

- 4. Landscaping in and adjacent to the playground area shall be maintained at a level consistent with or better than at the time of planting.
- 5. The playground surface shall be mostly covered with rubber mats, wood chips, artificial turf, or other materials that serve to soften the noise effect as compared to concrete or asphalt.
- 6. Trees shall be added along the western property line as practical to allow additional screening.

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:

_____	_____
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CITY CLERK

MAYOR

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

ATTEST:

_____	_____
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CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4316 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

PUBLISHED:

Legal Description

LOT 1, GILA SPRINGS INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 254 OF MAPS, PAGE 13;

EXCEPT THAT PART OF LOT 1, GILA SPRINGS INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 254 OF MAPS, PAGE 13, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE NORTH 89 DEGREES 29 MINUTES 50 SECONDS EAST, A DISTANCE OF 1239.28 FEET TO FOUND BRASS CAP IN HAND HOLE AT THE INTERSECTION OF CHANDLER BOULEVARD AND GILA SPRINGS BOULEVARD;
THENCE CONTINUING NORTH 89 DEGREES 29 MINUTES 50 SECONDS EAST, A DISTANCE OF 110 FEET;
THENCE NORTH 00 DEGREES 30 MINUTES 22 SECONDS WEST, A DISTANCE OF 65 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 45 DEGREES 30 MINUTES 22 SECONDS WEST, A DISTANCE OF 14.35 FEET;
THENCE SOUTH 89 DEGREES 29 MINUTES 38 SECONDS WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 45 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF 28.23 FEET;
THENCE NORTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 45 DEGREES 30 MINUTES 07 SECONDS WEST, A DISTANCE OF 14.00 FEET;
THENCE NORTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 446.05 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 259.05 FEET WITH A RADIUS OF 560.00 FEET;
THENCE NORTH 28 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 254.45 FEET TO A POINT OF TANGENCY;
THENCE NORTH 89 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 648.13 FEET;
THENCE SOUTH 00 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 995.58 FEET;
THENCE SOUTH 89 DEGREES 29 MINUTES 38 SECONDS WEST, A DISTANCE OF 750.57 FEET TO THE TRUE POINT OF BEGINNING.