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OCT 24 2011

ORDINANCE NO. 4322

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM MULTI-FAMILY (MF-1) TO PLANNED AREA DEVELOPMENT IN CASE DVR11-0026 (CHANDLER CHRISTIAN COMMUNITY CENTER) 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 Multi-Family (MF-1) to Planned Area Development (PAD), subject to the following conditions:

1. 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.

2. Development shall be in substantial conformance with the attached exhibits kept on file in the City of Chandler Planning Services Division, in File No. DVR11-0026 CHANDLER CHRISTIAN COMMUNITY CENTER; except as modified by condition herein.
3. The site shall be maintained in a clean and orderly manner.
4. Preliminary Development Plan (PDP) approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this PDP shall apply.
5. 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.
6. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. handicap shall have direct access to all indoor and outdoor pedestrian spaces).
7. The applicant shall work with Staff to incorporate additional landscaping materials in the area between the face of the building and the California Street right-of-way where feasible.

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. 4322 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:

EXHIBIT 'A'

LEGAL DESCRIPTION FOR LOT COMBINATION APN'S 303-19-074A & 303-19-075C

THE EAST 100.00 FEET OF THE WEST 133.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA;

EXCEPT THE NORTH 180.56 FEET THEREOF; AND

EXCEPT THE SOUTH 230.60 FEET THEREOF; AND

EXCEPT THE EAST 3.00 FEET OF THE WEST 133.00 FEET OF THE NORTH 50.00 FEET OF THE SOUTH 330.60 FEET THEREOF; AND

EXCEPT THE EAST 1.00 FOOT OF THE WEST 133.00 FEET OF THE NORTH 50.00 FEET OF THE SOUTH 280.60 FEET THEREOF; AND

EXCEPT THE SOUTH 2.50 FEET OF THE EAST 50.00 FEET OF THE NORTH 183.06 FEET OF THE WEST 133.00 FEET THEREOF.