

#3

FEB 23 2012

ORDINANCE NO. 4347

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED INDUSTRIAL DISTRICT (I-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR I-1 USES (DVR11-0043 AIR PRODUCTS AND CHEMICALS, INC.) 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 Planned Industrial District (I-1) to Planned Area Development (PAD) for I-1 uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Air Products and Chemicals, Inc." and kept on file in the City of Chandler Planning Division, in File No. DVR11-0043, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Compliance with the original stipulations adopted by the City Council as Ordinance 804, in case Z79-26 AIR PRODUCTS AND CHEMICALS, INC., except as modified by condition herein.

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4347 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2012, and that a quorum was present thereat.

APPROVED AS TO FORM:

CITY CLERK

CITY ATTORNEY *GAB*

PUBLISHED:

Attachment 'A'

Ordinance No. 4347

LEGAL DESCRIPTION

THE SOUTH HALF OF LOT 2, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THE SOUTH 40 FEET; AND EXCEPT THE WEST 60 FEET OF THE NORTH HALF OF THE SOUTH HALF OF SAID LOT 2; AND EXCEPT THE WEST 55 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF SAID LOT 2; AND EXCEPT THAT PORTION THAT LIES SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 89° 50' 15" EAST ALONG THE EAST—WEST MIDSECTION LINE OF SAID SECTION 31. A DISTANCE OF 112.76 FEET; THENCE NORTH 00° 09' 45" EAST 40.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF FRYE ROAD AND THE POINT OF BEGINNING; THENCE NORTH 44° 36' 41" WEST 82.40 FEET TO A POINT ON THE EAST LINE OF THE WEST 55.00 FEET OF SAID LOT 2. SAID POINT BEING THE POINT OF ENDING.