

#5

APR 12 2012

ORDINANCE NO. 4359

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY AMENDING A PARCEL ZONED PLANNED AREA DEVELOPMENT (PAD) TO ELIMINATE ZONING CONDITION NO. 10 OF ORDINANCE NO. 3760 LIMITING MEDICAL OFFICE USES TO 20-PERCENT (DVR11-0016 THE PRESIDIO) 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 property is hereby rezoned to delete Condition No. 10 of Ordinance No. 3760 limiting Medical Office uses to 20-percent for DVR11-0016 THE PRESIDIO.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler, or of any other term or provision of Ordinance No. 3760.

The Presidio

EXHIBIT "A"
LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE SOUTH (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 388.64 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 414.22 FEET TO THE CENTER LINE EXTENDED OF A CONCRETE IRRIGATION DITCH, FROM WHICH THE SOUTHEAST CORNER OF LOT 1 OF SAID SECTION 6 BEARS SOUTH, 751.70 FEET DISTANCE THEREFROM;
THENCE SOUTH 89 DEGREES 20 MINUTES 42 SECONDS WEST, ALONG THE SAID CENTER LINE EXTENDED AND CENTER LINE OF SAID CONCRETE IRRIGATION DITCH, A DISTANCE OF 660.76 FEET;
THENCE NORTH 422.39 FEET;
THENCE SOUTH 89 DEGREES 56 MINUTES 48 SECONDS, 660.76 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, SAID CORNER BEING MONUMENTED WITH A BRASS CAP IN HAND HOLE;
THENCE SOUTH 00 DEGREES 11 MINUTES 03 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 388.64 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCKET 9332, PAGE 476, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 89 DEGREES 52 MINUTES 09 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 11 MINUTES 03 SECONDS EAST, PARALLEL WITH AND 33.00 FEET WEST OF SAID EAST LINE, A DISTANCE OF 414.63 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL;
THENCE SOUTH 89 DEGREES 09 MINUTES 39 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 32.00 FEET;
THENCE NORTH 00 DEGREES 11 MINUTES 03 SECONDS WEST, PARALLEL WITH AND 65.00 FEET WEST OF SAID EAST LINE, A DISTANCE OF 415.02 FEET TO A POINT ON SAID NORTH LINE;
THENCE NORTH 89 DEGREES 52 MINUTES 09 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 32.00 FEET TO THE TRUE POINT OF BEGINNING.
SAID PARCEL CONTAINS 249,559 SQUARE FEET OR 5.729 ACRES MORE OR LESS.



OLSSON ASSOCIATES
7250 N. 16TH ST., SUITE 210
PHOENIX, AZ. 85020
OFFICE (602) 748-1000
FAX (602) 748-1001
JOB #: 050923



Approved Phase 1 Church PDP and The Presidio PDP



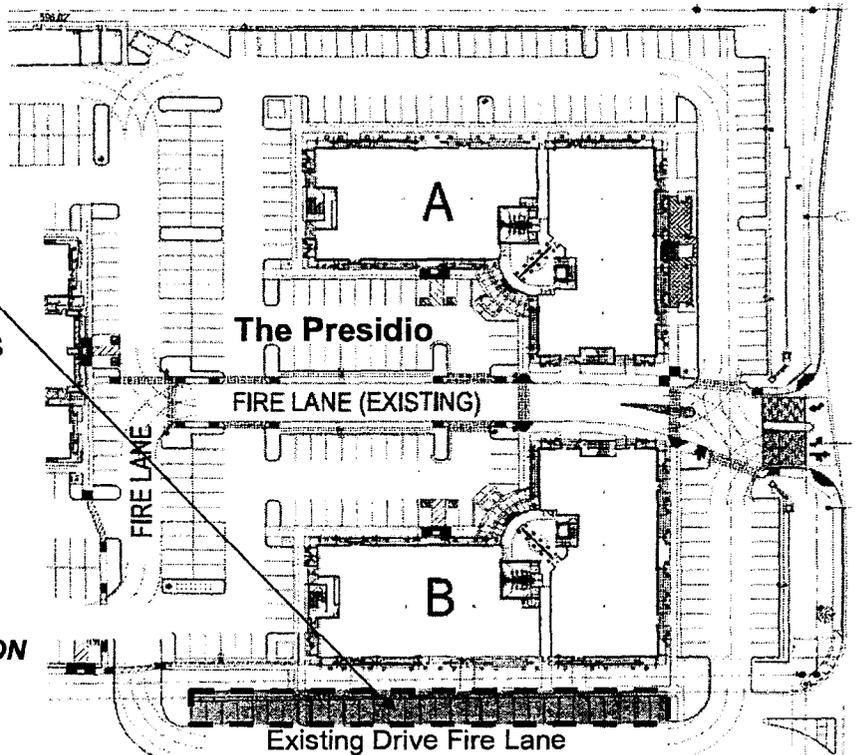
Location of 16 Additional Covered Parking Spaces (Phase 1) to Be Leased by Presidio on Church Property also Subject to Easement for Use by Presidio



Location of 23 Additional Covered Parking Spaces (Phase 2) to Be Leased by Presidio on Church Property also Subject to Easement for Use by Presidio

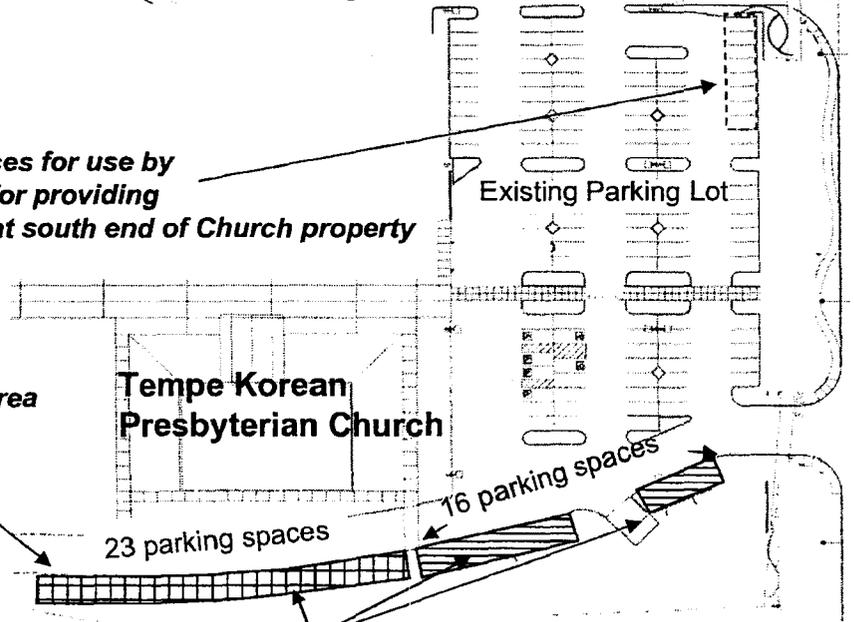
Location of 29 Spaces reserved for The Presidio's use in the 2006 RECIPROCAL EASEMENT AGREEMENT FOR PARKING ACCESS, INGRESS AND EGRESS

NOTE: ALL PARKING SPACES ON CHURCH PROPERTY ARE AND WILL REMAIN UNDER THE OWNERSHIP OF THE CHURCH.



Location of 8 uncovered spaces for use by The Presidio to compensate for providing 4 covered spaces to Church at south end of Church property

Location of 4 covered spaces for exclusive use by the Church in this area



39 total parking spaces to be constructed here by the Presidio