

ORDINANCE NO. 4403

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD COMMERCIAL TO PAD SINGLE-FAMILY RESIDENTIAL (DVR12-0029 JACKSON PLACE) 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 PAD Commercial to PAD Single-Family Residential, subject to the following conditions:

1. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on

the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. 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.
8. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
9. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

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

EXHIBIT "A"
JACKSON PLACE
LEGAL DESCRIPTION

That part of the Northeast quarter of the Northeast quarter of Section 27, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the Northeast corner of said Section 27, said point being the TRUE POINT OF BEGINNING;

THENCE South 00 degrees 00 minutes 17 seconds East along the East line of the Northeast quarter of said Section 27, a distance of 500.00 feet to the Northeast corner of New Castle, a Horizontal Property Regime as shown in Book 281 of Maps, Page 10, records if Maricopa County, Arizona;

THENCE South 89 degrees 47 minutes 09 seconds West along the North line thereof, a distance of 1334.28 feet to a point on the West line of the Northeast quarter of the Northeast quarter of said Section 27;

THENCE North 00 degrees 12 minutes 23 seconds West along said West line, a distance of 500.00 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 27;

THENCE North 88 degrees 47 minutes 09 seconds East along the North line of the Northeast quarter of said Section 27, a distance of 1336.04 feet back to the TRUE POINT OF BEGINNING;

EXCEPT the North 65 feet; and

EXCEPT the East 55 feet; and

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING at the Northeast corner of said Section 27;

THENCE South 89 degrees 47 minutes 09 seconds West along the North line of said Section 27, a distance of 514.49 feet;

THENCE South 00 degrees 12 minutes 51 seconds East a distance of 65.00 feet to the South

right-of-way line of Ray Road, said point also being the TRUE POINT OF BEGINNING;

THENCE North 89 degrees 47 minutes 09 seconds East along the South right-of-way line of Ray Road, a distance of 414.25 feet;

THENCE South 45 degrees 06 minutes 34 seconds East to the West right-of-way line of McQueen Road, a distance of 49.41 feet;

THENCE South 00 degrees 00 minutes 17 seconds East along the West right-of-way line of McQueen Road, a distance of 400.02 feet;

THENCE South 89 degrees 47 minutes 09 seconds West a distance of 449.25 feet;

THENCE North 00 degrees 00 minutes 17 seconds West a distance of 435.00 feet to the TRUE POINT OF BEGINNING; and

EXCEPT the South 175.00 feet of the West 383.00 feet

PREPARED BY: BOWMAN CONSULTING, LTD.

PROJECT NO. 9530-01-001

DATE: 10/9/12

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