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FEB 28 2013

ORDINANCE NO. 4433

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL(S) FROM PAD (BUSINESS PARK) TO PAD AMENDED (TO INCLUDE A MID-RISE OVERLAY FOR BUILDINGS EXCEEDING 45-FEET IN HEIGHT) (DVR13-0003 CHANDLER FREEWAY CROSSING) 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:

Lots One (1) and Two (2) of Chandler Freeway Crossing, According to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 935 of Maps, Page 13.

Said parcels are hereby rezoned from PAD for Business Park to PAD Amended to include a Mid-Rise Overlay for buildings exceeding 45-feet in height, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Chandler Freeway Crossing" and kept on file in the City of Chandler Planning Division, in File No. DVR13-0003, 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. Building heights are limited to 150-feet in height.

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 Transportation & 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 _____, 2013.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4433 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2013, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *SLB*

PUBLISHED: