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SEP 12 2013

ORDINANCE NO. 4472

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM MF-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO PAD (PLANNED AREA DEVELOPMENT) FOR ONE SINGLE-FAMILY RESIDENCE (DVR13-0015 HABITAT FOR HUMANITY) 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:

That portion of Block B, DOBSON ADDITION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 36 of Maps, Page 18, described as follows:

BEGINNING at a point 95.33 feet North of the Southeast corner of Block B;
Thence Westerly to a point 95.28 feet North of the Southwest corner of Block B;
Thence South 50 feet;
Thence East to the East line of Block B;
Thence North to the POINT OF BEGINNING.

NOTE: Said land is also known as Lot 2, Block B, of Map of Survey of Block "B" Dobson Addition, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 46 of Maps, Page 35.

Said parcel is hereby rezoned from MF-2 (Multiple Family Residential District) to PAD (Planned Area Development) for a single-family residence, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Habitat for Humanity Central Arizona" and kept on file in the City of Chandler Planning Division, in File No. DVR13-0015, 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. 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.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner.

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 of the City of Chandler, Maricopa County, Arizona, this ____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

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

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4472 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 *GAB*

PUBLISHED: