#7

DEC 09 2013

ORDINANCE NO. 4510

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) FOR MEDIUM-DENSITY RESIDENTIAL AND COMMERCIAL TO PAD FOR SINGLE-FAMILY RESIDENTIAL (DVR13-0009 SANTA MARIA VILLAGE) 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 Attached Exhibit 'A'

Said parcel is hereby rezoned from PAD for medium-density residential and commercial to PAD for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "SANTA MARIA VILLAGE", kept on file in the City of Chandler Planning Division, in File No. DVR13-0009, except as modified by condition herein.

2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

4. 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.

5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

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. 4510 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:

PARCEL DESCRIPTION
Santa Maria Village

A Portion of the Southwest Quarter of Section 26, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as described in Document 2009-0231760, more particularly described as follows.

Commencing at a City of Chandler brass cap in hand hole, marking the Southwest Corner of said Section 26 from which a brass cap in hand hole marking the South Quarter Corner of said Section 26 bears North 89 Degrees 07 Minutes 29 Seconds East, an assumed bearing, a distance of 2630.88 feet;;

Thence North 89 Degrees 07 Minutes 29 Seconds East, along the said south line, a distance of 472.93 feet;

Thence, North 00 Degrees 05 Minutes 16 Seconds East, a distance of 65.01 feet, to the **Point of Beginning;**

Thence, continuing North 00 Degrees 05 Minutes 16 Seconds East, along the east line of a parcel described in Document 2004-129429, a distance of 238.94 feet;

Thence, South 89 Degrees 07 Minutes 29 Seconds West, along the north line of a parcel described in Document 2004-129429, a distance of 408.02 feet, to a point 65.00 feet east of the west line of the Southwest Quarter of said Section 26;

Thence, North 00 Degrees 04 Minutes 05 Seconds East, parallel with and 65.00 feet east of the west line of the Southwest Quarter of said Section 26, a distance of 74.41 feet;

Thence, North 01 Degrees 58 Minutes 41 Seconds East, a distance of 150.01 feet;

Thence, North 00 Degrees 04 Minutes 05 Seconds East, parallel with and 70.00 feet east of the west line of the Southwest Quarter of said Section 26, a distance of 160.03 feet;

Thence, North 89 Degrees 55 Minutes 55 Seconds West, a distance of 5.00 feet;

Thence, North 00 Degrees 04 Minutes 05 Seconds East, parallel with and 65.00 feet east of the west line of the Southwest Quarter of said Section 26, a distance of 91.80 feet to the southwest corner of THE TRADITION, as recorded in Book 341 of Maps, Page 14 , records of Maricopa County;

Thence, North 89 Degrees 07 Minutes 26 Seconds East, along the south line of said THE TRADITION, a distance of 1197.56 feet, to a point 40.00 feet west of the center line of Superstition Boulevard as shown on the Plat of THE TRADITION UNIT 4, as recorded in Book 405 of Maps, Page 35, records of Maricopa County;

Thence, South 00 Degrees 52 Minutes 39 Seconds East, parallel with and 40.00 feet west of said centerline, a distance of 695.02 feet;

Thence, South 44 Degrees 07 Minutes 25 Seconds West, a distance of 28.29 feet, to a point 65.00 feet north of the south line of the Southwest Quarter of said Section 26;

Thence, South 89 Degrees 07 Minutes 29 Seconds West, parallel with and 65.00 feet north of the south line of the Southwest Quarter of said Section 26, a distance of 781.42 feet, to the **Point of Beginning**.

Containing an area of 761653 square feet, or 17.485 acres more or less
Subject to easements, restrictions and rights of way of record.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
14216
JAY N.
VAUGHN
Date Signed 4-1-13
ARIZONA, U.S.A.
Expires 09/30/13

M2 Group, Inc. – 952 E. Baseline Rd., Suite 123
Mesa, AZ 85204
Phone: (480) 539-7497 – Fax: (480) 539-2810