

#3

MAY 22 2014

ORDINANCE NO. 4538

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD (MACHINE SHOP/TOOL AND DIE) TO PAD (DOG DAYCARE, BOARDING, GROOMING, TRAINING, AND RELATED USES) IN CASE (DVR13-0017 ARIZONA K-9 CENTER) 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 (machine shop/tool and die) to PAD (dog daycare, boarding, grooming, training, and related uses), subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A Narrative, Exhibit B Site Plan, Exhibit C Landscape Plan, Exhibit D Floor Plan, and Exhibit E Grading & Drainage Plan kept on file in the City of Chandler Planning Division, in File No. DVR13-0017 ARIZONA K-9 CENTER, except as modified by condition herein.
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.

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 _____, 2014.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4538 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2014, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY GAB

PUBLISHED:

All that part of the northwest quarter of Section 20, T1S., R5E., G&SRB&M, described as follows: Commencing at the northwest corner of Section 20; thence south (assumed bearing), along the west line of the northwest quarter of Section 20, a distance of 1450.84 feet to the True Point of Beginning; thence East, along a line coincident with the southerly boundary of the parcel conveyed to Salt River Project Agricultural Improvement and Power District in a Deed recorded in Docket 9561, Page 320, records of Maricopa County, Arizona, a distance of 550.0 feet; thence south 0 degrees 01 minutes 50 seconds west a distance of 309.94 feet; thence north 88 degrees 57 minutes 50 seconds west a distance of 549.93 feet to a point on the west line of the northwest quarter of said Section 20; thence north along the west line of the northwest quarter of said Section 20, a distance of 300.0 feet to the True Point of Beginning.

Attachment
'A'
Ord. 4538

PARCEL I. That part of the northwest quarter of Section 20, T1S, R5E, G&SRB&M, Maricopa County, Arizona, more particularly described as follows:

Commencing at a point on the west line of the said northwest quarter, from which the northwest corner thereof bears north 0 degrees 42 minutes 00 seconds West 1250.84 feet, thence north 89 degrees 18 minutes 00 seconds east perpendicular to the said west line a distance of 550.0 feet to the true point of beginning. Thence continuing north 89 degrees 18 minutes 00 seconds east 150.0 feet, thence south 0 degrees 42 minutes 00 seconds east parallel to the said west line, a distance of 509.95 feet, thence south 89 degrees 18 minutes 00 seconds west perpendicular to the said west line 150.0 feet, thence north 0 degrees 42 minutes 00 seconds west parallel to the said west line 509.95 feet to the True Point of Beginning.

EXCEPT any part lying within that part of the northwest quarter of Section 20, T1S, R5E of G&SRB&M, Maricopa County, Arizona, described as follows:

From the northwest corner of the said northwest quarter, Section 20; measure thence north 89 degrees 37 minutes 39 seconds east along the north line of the said northwest quarter, Section 20, a distance of 914.05 feet to the point of beginning; thence continuing north 89 degrees 37 minutes 39 seconds east, along the said north line, a distance of 1072.57 feet to the northwest corner of the northeast quarter of the northeast quarter of the northwest quarter of the said Section 20, thence south 00 degrees 36 minutes 29 seconds east, a distance of 661.15 feet to the southwest corner of the northeast quarter of the northeast quarter of the northwest quarter of the said Section 20; thence north 89 degrees 35 minutes 04 seconds east, a distance of 330.93 feet to the northwest corner of the east half of the southeast quarter of the northeast quarter of the northwest quarter of said Section 20; thence South 00 degrees 35 minutes 34 seconds east, 660.90 feet to the southwest corner of the east half of the southeast quarter of the northeast quarter of the northwest quarter of said Section 20; thence north 89 degrees 32 minutes 29 seconds east, a distance of 330.75 feet to the southeast corner of the east half of the southeast quarter of the northeast quarter of the northwest quarter of said Section 20; thence South 00 degrees 34 minutes 39 seconds east, along the east line of the said northwest quarter of Section 20, a distance of 1321.30 feet to the southeast corner of the said northwest quarter of Section 20; thence South 89 degrees 27 minutes 19 seconds west, along the south line of the said northwest quarter of Section 20, a distance of 2343.14 feet to a point which bears north 89 degrees 27 minutes 19 seconds east, 300.00 feet from the southwest corner of the said northwest quarter of Section 20; thence north 00 degrees 42 minutes 00 seconds west, parallel to the west line of said northwest quarter of Section 20, a distance of 300.00 feet; thence South 89 degrees 27 minutes 19 seconds west, parallel to the south line of the said northwest quarter of Section 20, a distance of 300.00 feet to a point on the said west line of the northwest quarter of Section 20; thence north 00 degrees 42 minutes 00 seconds west, along the west line of the said northwest quarter of Section 20, a distance of 599.74 feet to a point which bears south 00 degrees 42 minutes 00 seconds east, 1750.84 feet from the northwest corner of the said northwest quarter of Section 20; thence south 89 degrees 39 minutes 52 seconds east, 549.93 feet; thence south 89 degrees 18 minutes 00 seconds east, 150.15 feet; thence north 00 degrees 42 minutes 00 seconds west, 509.94 feet to a point on a perpendicular line to the said west line of the northwest quarter of Section 20, said point being southerly 1250.84 feet and easterly 700.00 feet from the northwest corner of the said northwest quarter of Section 20; thence south 89 degrees 18 minutes 00 seconds west, along the said perpendicular line, a distance of 150.00 feet; thence north 22 degrees 22 minutes 21 seconds west on a perpendicular line to the north line of the said northwest quarter of Section 20, a distance of 400.00 feet to the point of beginning, and

EXCEPT any part lying within that part of the northwest quarter of Section 20, T1S, R5E of G&SRB&M, Maricopa County, Arizona, described as follows:

COMMENCING at the northwest corner of Section 20; thence south (assumed bearing) along the west line of the northwest quarter of Section 20, a distance of 1450.84 feet to the True Point of Beginning; thence east, along a line coincident with the southerly boundary of the parcel conveyed to Salt River Project Agricultural Improvement and Power District in a Deed recorded in Docket 9561, page 320, records of Maricopa County, Arizona, a distance of 550.0 feet; thence south 0 degrees 01 minute 50 seconds west a distance of 309.94 feet; thence north 88 degrees 57 minutes 50 seconds west a distance of 549.93 feet to a point on the west line of the northwest quarter of said Section 20; thence north along the west line of the northwest quarter of said Section 20, a distance of 300.0 feet to the True Point of Beginning.

PARCEL 2. That part of the northwest quarter of Section 20, T1S, R5E of the G&SRB&M, Maricopa County, Arizona more particularly described as follows:

Commencing at a point on the west line of the northwest quarter of said Section 20, from which the northwest corner thereof bears north 0 degrees 42 minutes 00 seconds west 1250.84 feet, thence north 89 degrees 18 minutes 00 seconds east, perpendicular to said west line, a distance of 285.00 feet to the true point of beginning. Thence continuing north 89 degrees 18 minutes 00 seconds east, 265.00 feet, thence south 0 degrees 42 minutes 00 seconds east, parallel to the west line of said northwest quarter, 200.00 feet. Thence south 89 degrees 18 minutes 00 seconds west, 265.00 feet to a point which is 285.00 feet perpendicular to west line of said northwest quarter. Thence north 0 degrees 42 minutes 00 seconds west parallel to west line of said northwest quarter, 200.00 feet to the point of beginning.