#3
AUG 11 2014

ORDINANCE NO. 4549

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD (LIGHT INDUSTRIAL WITH SUPPORT GENERAL OFFICE) TO PAD (LIGHT INDUSTRIAL WITH SUPPORT GENERAL OFFICE AND INSTRUCTIONAL SPORTS AND ATHLETIC TRAINING FACILITY USES) IN CASE (DVR14-0016 THOROBRED WRESTLING CLUB) 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 (Light Industrial with Support General Office) to PAD (Light Industrial with Support General Office and Instructional Sports and Athletic Training Facility Uses), subject to the following conditions:

1. Compliance with original conditions adopted by the City Council as Ordinances No. 3729 and 4323 in cases DVR05-0002 and DVR11-0025, except as modified by condition herein.

2. Development shall be in substantial conformance with the Applicant Narrative and attached Site Plan dated July 10, 2014, kept on file in the City of Chandler Planning Division, in File No. DVR14-0016, except as modified by condition herein.

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 Planning Division 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. 4549 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

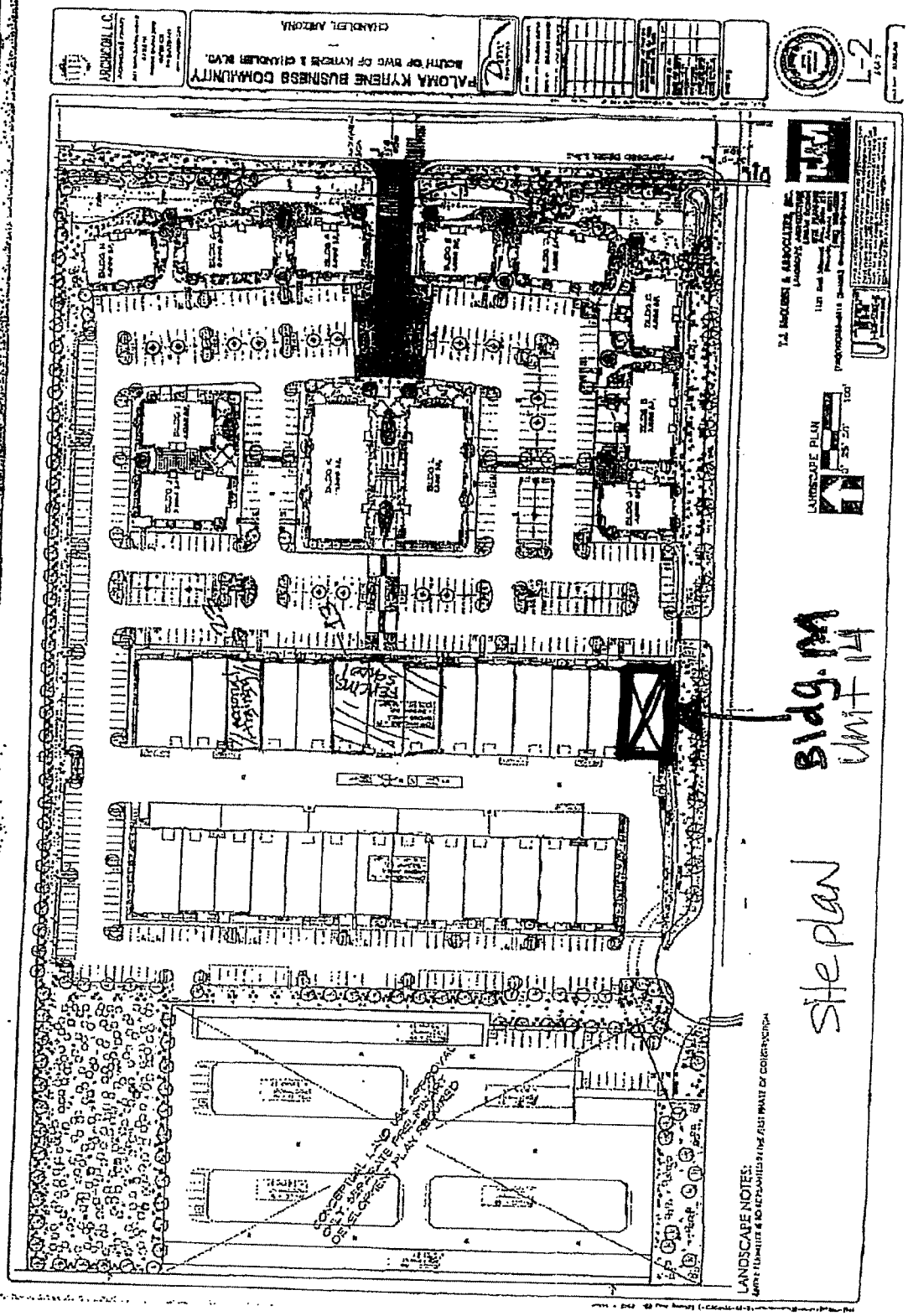
Attachment 'A'
ord # 4549

EXHIBIT A

Building M, Unit 14, PALOMA KYRENE BUSINESS COMMUNITY, according to the Condominium Declaration recorded at Document No. 2007-877436 and re-recorded as Document No. 2007-919465 and as shown on the Plat recorded in Book 938 of Maps, page 50, Instrument No. 2007-872078, records of Maricopa County, Arizona;

TOGETHER WITH an undivided percentage interest in the Common Elements as set forth in said Declaration and as shown on the Plat.

Dated 7-10-14
ordinance #4549



dated 7/10/14

site plan