

#3  
OCT 20 2014

**ORDINANCE NO. 4564**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM COMMUNITY COMMERCIAL (C-2) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY TO PLANNED AREA DEVELOPMENT (PAD) FOR COMMERCIAL AND RETAIL IN CASE (DVR14-0007 THE PERCH) 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:**

A PORTION OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 897, BLOCK 1, TOWNSITE OF CHANDLER, ACCORDING TO BOOK 9 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY RECORDS

THENCE ALONG THE NORTH LINE THEREOF, NORTH 89 DEGREES 34 MINUTES 35 SECONDS EAST, A DISTANCE OF 150.14 FEET TO THE NORTHEAST CORNER THEROF;

THENCE ALONG THE EAST LINE OF SAID LOT 897 AND LOT 899, BLOCK 1 OF SAID TOWNSITE, SOUTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, A DISTANCE OF 100.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 899;

THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 89 DEGREES 34 MINUTES 22 SECONDS WEST, A DISTANCE OF 150.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 899 ON THE EAST LINE OF OREGON STREET;

THENCE ALONG THE WEST LINE OF SAID LOTS 899 AND 897 AND THE EAST LINE OF OREGON STREET, NORTH 00 DEGREES 38 MINUTES 39 SECONDS EAST, A DISTANCE OF 100.08 FEET TO THE POINT OF BEGINNING.

Said parcel is hereby rezoned from Community Commercial (C-2) with a Planned Area Development (PAD) overlay to Planned Area Development (PAD) for commercial and retail, subject to the following condition:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "THE PERCH", kept on file in the City of Chandler Planning Division, in File No. DVR14-0007, 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. 4564 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 KSM

PUBLISHED: