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DEC 08 2014

ORDINANCE NO. 4587

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 OFFICE/INDUSTRIAL/WAREHOUSE USES TO PAD AMENDED IN CASE DVR14-0030 WARNER BUSINESS 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 for office/industrial/warehouse uses to PAD Amended, subject to the following condition:

1. Compliance with the conditions adopted by City Council through Ordinance Nos. 2858 and 4348, in case PL98-020 Westech PAD and DVR11-0032 Warner Business Center, except as modified by the subject application and conditions 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. 4587 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:

EXHIBIT 'A'
LEGAL DESCRIPTION

KEOGH Keogh Engineering, Inc.
14150 W. McDowell Rd. • Goodyear Arizona 85395
ENGINEERING, INC (623) 535-7260 • Fax (623) 535-7262 • E-mail: keogh@keoghengineering.com
Civil Engineers | Land Surveyors

LEGAL DESCRIPTION
WARNER BUSINESS CENTER
OUR JOB NO. 19733
3 APRIL 2009

NET BOUNDARY

A PORTION OF LOT 1, WESTECH CORPORATE CENTER PHASE 1, ACCORDING TO BOOK 574 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA AND BEING SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 89°50' 37" WEST ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 92.85 FEET (RECORD) 99.93 FEET (MEASURED); THENCE NORTH 0°00' 02" EAST, A DISTANCE OF 65.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89°50' 37" WEST, A DISTANCE OF 51.00 FEET; THENCE NORTH 0°09' 23" WEST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 89°50' 37" WEST, A DISTANCE OF 442.65 FEET TO A CORNER OF SAID LOT 1; THENCE NORTH 45°39' 01" WEST, A DISTANCE OF 28.53 FEET TO A CORNER OF SAID LOT 1, SAID POINT LIES ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND WHOSE CENTER BEARS SOUTH 88°14' 31" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°50' 24", AN ARC LENGTH OF 257.11 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING A CORNER OF SAID LOT 1; THENCE NORTH 17°35' 53" WEST, A DISTANCE OF 268.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°50' 37" EAST, A DISTANCE OF 638.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0°00' 02" WEST, A DISTANCE OF 535.00 FEET TO THE TRUE POINT OF BEGINNING.

