

#2
JUL 06 2015

ORDINANCE NO. 4645

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD (CHURCH AND SCHOOL) TO PAD (SINGLE-FAMILY RESIDENTIAL) IN CASE (DVR15-0008 RESEDA) 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 (Church and School) to PAD (Single-Family Residential), subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "RESEDA", kept on file in the City of Chandler Planning Division, in File No. DVR15-0008, 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. 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.
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 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
8. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

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 _____, 2015.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day
of _____, 2015.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4645 was duly passed and
adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the
____ day of _____, 2015, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *Kor*

PUBLISHED:

DVR 15-0008 Reseda

Ordinance
4645

LEGAL DESCRIPTION:

LOT 1, MINOR LAND DIVISION MAP OF CHANDLER PRESBYTERIAN CHURCH AMENDED, ACCORDING TO BOOK 1197 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING:

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 5 EAST, G&SRB&M, HAVING A BEARING OF SOUTH 89°05'24" WEST, PER BOOK 1197 OF MAPS, PAGE 38, M.C.R.

BENCHMARK:

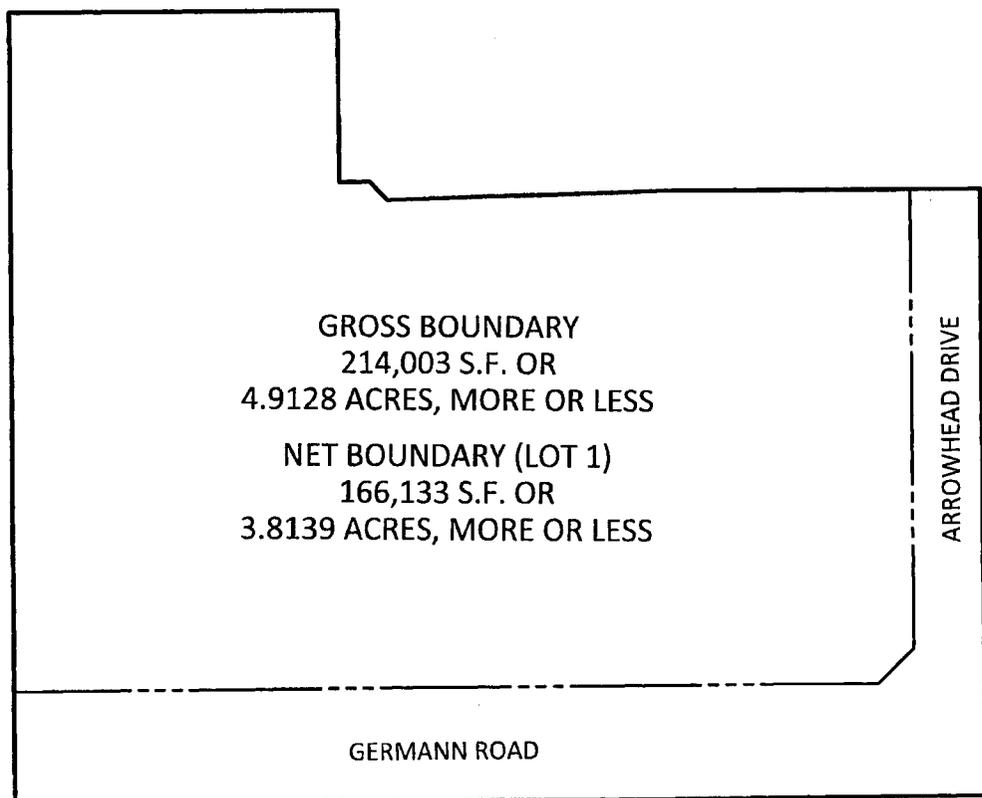
CITY OF CHANDLER BM#39A
3" BRASS CAP IN CONCRETE, 200' NORTH OF INTERSECTION OF GERMANN ROAD AND ALMA SCHOOL ROAD; 3' WEST OF BACK OF SIDEWALK AT WEST SIDE OF ALMA SCHOOL ROAD.
ELEVATION=1209.15 (NAVD88)

Doug Toney, RLS, CFedS | Survey Project Manager
Bowman Consulting

1295 W Washington Street, Suite 108, Tempe, AZ 85281
direct: 480.267.9974 | fax: 480.629.8841 | mobile: 602.386.8634
dtoney@bowmanconsulting.com | bowmanconsulting.com |   

 — Go Green! Please consider the environment before printing this email.

ordinance
4645



SHEET 1 OF 1	DATE: 01-30-15	RESEDA AREA EXHIBIT				Bowman CONSULTING	1295 W Washington St, #108 Tempe, AZ 85281 Phone: (480) 629-8830 Fax: (480) 629-8841 www.bowmanconsulting.com
		BY: DT	CHK:	QC:			
		BCG PROJECT NO: 050109-01 TASK: 001 CLIENT REF NO:					

DVR15-0008 Reseda