

#5

SEP 21 2015

ORDINANCE NO. 4651

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR CHURCH IN CASE (DVR15-0002 FAMILY BIBLE CHURCH) 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 Agricultural District (AG-1) to Planned Area Development (PAD) for Church, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "FAMILY BIBLE CHURCH", kept on file in the City of Chandler Planning Division, in File No. DVR15-0002, 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 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. 4651 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 *KSh*

PUBLISHED:

DESCRIPTION OF
PARCEL 1

Attachment 'A'
Ord. no. 4651

DESCRIPTION OF A 4.180 ACRE PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF CHANDLER, COUNTY OF MARICOPA, STATE OF ARIZONA.

SAID 4.180 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID SECTION 22, A FOUND BRASS CAP IN HAND HOLE AT THE CENTERLINE INTERSECTION OF OCOTILLO ROAD AND MCQUEEN ROAD, FROM WHICH THE EAST QUARTER CORNER OF SADI SECTION 22 BEARS S 00°18'12" E A DISTANCE OF 2644.68 FEET, (BASIS OF BEARINGS).

THENCE S 00°18'12" E ALONG THE CENTERLINE OF SAID MCQUEEN ROAD A DISTANCE OF 678.73 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE S 89°05'00" W A DISTANCE OF 65.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID MCQUEEN ROAD TO A SET REBAR WITH CAP LS#35694, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THE PARCEL DESCRIBED HEREIN;

THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE, S 00°18'12" E A DISTANCE OF 643.75 FEET TO A SET REBAR WITH CAP LS#35694;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY, S 88°57'50" W A DISTANCE OF 282.72 FEET TO A POINT;

THENCE N 00°18'12" W A DISTANCE OF 644.34 FEET TO A SET REBAR WITH CAP LS#35694;

THENCE N 89°05'00" E A DISTANCE OF 282.72 FEET TO A POINT BEING THE POINT OF BEGINNING.

CONTAINING: 182,072 SQUARE FEET OR 4.180 ACRES OF LAND, MORE OR LESS.

SUBJECT TO THE 65' RIGHT-OF-WAY OF MCQUEEN ROAD AND ALL COVENANTS AND AGREEMENTS OF RECORD.

DESCRIPTION OF
PARCEL 2

Attachment 'A'
old no. 4651

DESCRIPTION OF A 0.092 ACRE PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF CHANDLER, COUNTY OF MARICOPA, STATE OF ARIZONA.

SAID 0.092 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID SECTION 22, A FOUND BRASS CAP IN HAND HOLE AT THE CENTERLINE INTERSECTION OF OCOTILLO ROAD AND MCQUEEN ROAD, FROM WHICH THE EAST QUARTER CORNER OF SADI SECTION 22 BEARS S 00°18'12" E A DISTANCE OF 2644.68 FEET, (BASIS OF BEARINGS).

THENCE S 00°18'12" E ALONG THE CENTERLINE OF SAID MCQUEEN ROAD A DISTANCE OF 678.73 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE S 89°05'00" W A DISTANCE OF 65.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID MCQUEEN ROAD TO A SET REBAR WITH CAP LS#35694;

THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE, S 00°18'12" E A DISTANCE OF 643.75 FEET TO A SET REBAR WITH CAP LS#35694;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY, S 88°57'50" W A DISTANCE OF 20.01 FEET TO A FOUND REBAR WITH CAP LS#13570, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THE PARCEL DESCRIBED HEREIN

THENCE S 00°18'12" E A DISTANCE OF 15.42 FEET TO A POINT;

THENCE S 89°03'20" W A DISTANCE OF 262.71 FEET TO A SET REBAR WITH CAP LS#35694;

THENCE N 00°18'12" W A DISTANCE OF 15.00 FEET TO A POINT;

THENCE N 88°57'50" E A DISTANCE OF 262.72 FEET TO A POINT BEING THE POINT OF BEGINNING.

CONTAINING: 3996 SQUARE FEET OR 0.092 ACRES OF LAND, MORE OR LESS.

SUBJECT TO THE 65' RIGHT-OF-WAY OF MCQUEEN ROAD AND ALL COVENANTS AND AGREEMENTS OF RECORD.