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ORDINANCE NO. 4670

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR A MINI-STORAGE DEVELOPMENT IN CASE (DVR15-0022 DOLLAR SELF STORAGE) 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 EXHIBIT 'A'

Said parcel is hereby rezoned from AG-1 to PAD, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. 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.

3. 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.
4. 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.
5. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
6. Development shall be in substantial conformance with the Development Booklet, entitled "DOLLAR SELF STORAGE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0022, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

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. 4670 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



PUBLISHED:

EXHIBIT 'A'

DESCRIPTION

OF 22622 S. GILBERT ROAD
APN 303-44-020L

A portion of the Northeast quarter of Section 24, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast quarter of said Section 24;

THENCE North 00 degrees 01 minutes 31 seconds West, a distance of 20 feet along the East line of said Section 24 to the POINT OF BEGINNING;
THENCE continuing North 00 degrees 01 minutes 31 seconds West, a distance of 427.98 feet to a point 214 feet South of the North line of the South half of the Southeast quarter of said Northeast quarter;
THENCE South 89 degrees 26 minutes 09 seconds West, parallel to said North line, a distance of 452.50 feet to a point on a line 30 feet Southeast, as measured at right angles to the centerline of the Eastern Canal;
THENCE South 25 degrees 30 minutes 48 seconds West, parallel to and 30.00 feet Southeast of the centerline of the Eastern Canal, a distance of 349.98 feet;
THENCE North 89 degrees 26 minutes 47 seconds East, parallel to the South line of the Northeast quarter of said Section 24, a distance of 57.57 feet;
THENCE South 00 degrees 12 minutes 14 seconds East, a distance of 113.50 feet to a point 20 feet North of the South line of the Northeast quarter of said Section 24;
THENCE North 89 degrees 26 minutes 47 seconds East, parallel to and 20 feet North of the South line of said Northeast quarter, a distance of 545.47 feet to the POINT OF BEGINNING;

EXCEPT the East 33.00 feet; AND

EXCEPT that part conveyed to the City of Chandler, an Arizona municipal corporation recorded December 27, 2012 in Recorder's No. 2012-1180847 described as follows:

COMMENCING at the Southeast corner of said Section 24, being monumented with a Brass Cap in handhole, from which the South quarter corner of said

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David S. Klein

EXPIRES 3/31/17

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 <p>SUPERIOR SURVEYING SERVICES, INC.</p>	21415 N. 23rd Avenue Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com
	<p>DATE: 11/3/14</p>

DESCRIPTION

OF 22622 S. GILBERT ROAD
APN 303-44-020L

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Section 24, being monumented with a Brass Cap in handhole, bears South 89 degrees 16 minutes 29 seconds West a distance of 2628.60 feet, said line being the south line of said Southeast quarter of Section 24 and the basis of bearing for this description;

Thence along the East line of said Southeast quarter, North 00 degrees 16 minutes 50 seconds West a distance of 2650.04 feet to the calculated position for the East quarter corner of said Section 24;

Thence along the East line of said Northeast quarter of Section 24, North 00 degrees 18 minutes 16 seconds West a distance of 20.00 feet to a point on a line parallel with and 20.00 feet Northerly, measured at right angles from the South line of said Northeast quarter;

Thence along said parallel line, South 89 degrees 10 minutes 11 seconds West a distance of 33.00 feet to a point on the existing West right of way line of Gilbert Road, said point being the Southeast corner of said parcel of land as described in Document No. 2006-0247943, said point also being the POINT OF BEGINNING;

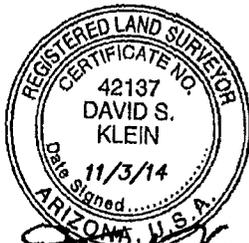
Thence continuing along the South deed line of said parcel of land as described in Document No. 2006-0247943, South 89 degrees 10 minutes 11 seconds West a distance of 32.00 feet to a point on a line parallel with and 65.00 feet westerly, measured at right angles, from said East line of the Northeast quarter;

Thence along last-mentioned parallel line, North 00 degrees 18 minutes 16 seconds West a distance of 329.08 feet to the beginning of a tangent curve concave Easterly and having a radius of 1865.00 feet;

Thence Northerly along said curve, through a central angle of 03 degrees 02 minutes 21 seconds an arc length of 98.93 feet to a point on the North deed line of said parcel of land as described in Document No. 2006-0247943;

Thence along said North deed line, North 89 degrees 09 minutes 32 seconds East a distance of 29.38 feet to a point on said existing West right of way line of Gilbert Road;

Thence along said existing West right of way line of Gilbert Road, South 00 degrees 18 minutes 16 seconds East a distance of 427.95 feet to the POINT OF BEGINNING.



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