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JAN 14 2016

ORDINANCE NO. 4677

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM SINGLE-FAMILY DISTRICT (SF-10) TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY RESIDENTIAL WITH A BED AND BREAKFAST IN CASE (DVR15-0023 BOGLE HOUSE) 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 Single-Family District (SF-10) to Planned Area Development (PAD) for single-family residential with a bed and breakfast, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "BOGLE HOUSE", kept on file in the City of Chandler Planning Division, in File No. DVR15-0023, except as modified by condition herein.

2. Building setbacks shall be a minimum of 7 feet on San Marcos Drive, 12 feet on south, 25 feet on east, and 25 feet on north.

3. Utility easements, including but not limited to water and/or sewer, shall be dedicated to achieve conformance with City codes, standard details, and technical design manuals.

4. Permitted uses shall be those allowed in Article VI.1 Section 35.601.1 Single Family District (SF-10), as well as, a bed and breakfast with ancillary events including but not limited to weddings, baby showers, birthday parties.

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 _____, 2016.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4677 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2016, and that a quorum was present thereat.

_____
CITY CLERK

EXHIBIT "A"

Parcel No. 1:

That portion of Block J, Townsite of Chandler, according to the plat of record in the office of the County Recorder of Book 5 of Maps, Page 34 and that portion of Lot 88, of San Marcos Fairways, according to the plat of record in the office of the County Recorder in Book 20 of Maps, Page 33, records of Maricopa County, Arizona, described as follows:

BEGINNING at a point 63 feet West of the Southwest corner of Lot 570 of said Townsite of Chandler;

Thence due West to the East line of San Marcos Drive, as shown on the plat of said San Marcos Fairways;

Thence in a Northerly direction along the Easterly line of said San Marcos Drive, to the Southerly line of Commonwealth Ditch;

Thence Easterly along the South line of said ditch to a point due North of the True Point of Beginning;

Thence due South to the True Point of Beginning.

Parcel No. 2:

That portion of abandoned Essex Street as dedicated on the plat of San Marcos Fairways, according to the plat of record in the office of the County Recorder in Book 20 of Maps, Page 33, lying within the East 63 feet in Block J, Townsite of Chandler, according to the plat of record in the office of the County Recorder in Book 5 of Maps, Page 34, records [illegible] a County, Arizona;

EXCEPTING therefrom the East 40 feet; and

EXCEPT any portion lying South of the West prolongation of the South line of Lot 570 of said Townsite of Chandler.

Parcel No. 3:

That portion of the East 63 feet of Block J, Townsite of Chandler, according to the plat of record in the office of the County Recorder in Book 5 of Maps, Page 34, records of Maricopa County, Arizona, lying South of the South line of Essex Street as shown on the plat of San Marcos Fairways, according to the plat of record in the office of the County Recorder in Book 20 of Maps, Page 33, records of Maricopa County, Arizona, and North of the West prolongation of the South line of Lot 570 of said Townsite of Chandler;

EXCEPT the East 40 feet as measured along the West prolongation of the South line of said Lot 570.