

**ORDINANCE NO. 3896**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR06-0060 SOUTHSORE TOWN CENTER – PHASE II) 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 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Southshore Town Center – Phase II", kept on file in the City of Chandler Planning Services Division, in File No. DVR06-0060, except as modified by condition herein.
2. Compliance with the original stipulations adopted by the City Council as Ordinance No. 3588, case DVR04-0003, except as modified by condition herein.
3. All landscaping along Ocotillo Road, including the area in front of the future pad, is required to be landscaped at the same time as all other landscaping in the initial phase of development.

4. Landscaping along Ocotillo Road shall be similar to the landscape theme on the adjacent Southshore Town Center site.
5. For the condominium storage parcel and self-storage rental warehouse parcel, all repair work and kindred businesses or activities or vehicle parking not related to the condominium storage and self-storage rental facilities shall be prohibited. Any repair work will be limited to minor maintenance activities and any other repair or restoration activities are prohibited.
6. All hazardous materials shall be prohibited within the condominium storage and self-storage rental facilities and within the development.
7. No outside storage is permitted to occur within the development including storage of RV's/motor coaches, boats, and the like.
8. The developer shall provide notice to buyers that if any future owners rent the condominium storage units to others, then the owner is required to abide by the City code requirements for rental property including obtaining a privilege tax license.
9. The future freestanding pad site shall be reviewed and approved through a separate Preliminary Development Plan request.
10. The freestanding pad shall carry an architectural level of detail similar to front facades, building materials, colors, and architectural style of the adjacent storage facilities.
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
12. The monument sign shall be redesigned to incorporate individual pin-mounted or reverse pan channel letters similar to the lettering on office development's signs.
13. The west elevation on Lot 3 Building A shall match the revised elevations presented to Staff and Planning Commission.

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 & Development Department 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.



**A&C PROPERTIES EAST  
E OF SEC. ARIZONA AVENUE AND OCOTILLO ROAD - CHANDLER, AZ**

That portion of the Northwest quarter of Section 22, Township 2 South, Range 5 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

Beginning at the northwest corner of the Northwest quarter of said Section 22;

Thence South 89°43'50" East along the North line of the Northwest quarter of said Section 22 a distance of 717.60 feet to a point from which the westerly right-of-way line of the Union Pacific Railroad bears South 89°43'50" East a distance of 600.00 feet, said point being the TRUE POINT OF BEGINNING;

Thence continuing South 89°43'50" East along the North line of the Northwest quarter of said Section 22 a distance of 550.00 feet;

Thence South 00°55'08" West parallel with said westerly right-of-way line of the Union Pacific Railroad a distance of 115.00 feet;

Thence South 89°43'50" East parallel with the North line of the Northwest quarter of said Section 22 a distance of 50.00 feet to said westerly right-of-way line of the Union Pacific Railroad;

Thence South 00°55'08" West along said westerly right-of-way line of the Union Pacific Railroad a distance of 1,085.00 feet;

Thence North 89°43'50" West parallel with the North line of the Northwest quarter of said Section 22 a distance of 474.46 feet;

Thence North 00°55'08" East parallel with said westerly right-of-way line of the Union Pacific Railroad a distance of 1,145.00 feet;

Thence North 89°43'50" West parallel with and 55.00 feet southerly of the North line of the Northwest quarter of said Section 22 a distance of 125.54 feet;

Thence North 00°55'08" East parallel with said westerly right-of-way line of the Union Pacific Railroad a distance of 55.00 feet to the TRUE POINT OF BEGINNING;

Said parcel contains 13.0962 acres, more or less.

