

ORDINANCE NO. 3897

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM C-3 REGIONAL COMMERCIAL DISTRICT TO C-3/PAD REGIONAL COMMERCIAL DISTRICT WITH PLANNED AREA DEVELOPMENT OVERLAY (DVR07-0004 FOOD CITY MONUMENT SIGN) 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 C-3 Regional Commercial District to C-3/PAD Regional Commercial District with Planned Area Development overlay subject to the following conditions:

1. Development shall be in substantial conformance with existing Regional Commercial (C-3) zoning except as modified by the application materials of this request (narrative, site plan, and illustrations) and associated conditions of approval.
2. The monument sign shall feature push-through acrylic letters.

- 3. A raised landscape planter shall be installed at the sign's base.
- 4. The sign shall be limited to 14' in height.
- 5. The Food City anchor tenant portion of the sign shall feature reverse pan-channel, halo-illuminated letters.

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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this ____ day of _____, 2007.

ATTEST:

CITY CLERK
MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2007.

ATTEST:

CITY CLERK
MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3897 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2007, and that a quorum was present thereat.

APPROVED AS TO FORM:

CITY CLERK

CITY ATTORNEY

GAB

PUBLISHED:

PARCEL 302-40-004J 1

SECTION/LOT 22 – TOWNSHIP/BLOCK 1S – RANGE/TRACT 5E

TH PT S2 SW4 SW4 COM AT SW COR TH ELY A DIS OF 23
3F TH NLY BEING PAR TO T 233F ELY OF WLY LI A
DIS OF 223F TO TPOB TH ELY A DIS OF 269F TH NLY
228.84F TH ELY A DIS OF 219.15F TH NLY 197F TO A
PT O N NLY LI OF SD S2 SW4 SW4SW4 TH ELY 102.85F TH
SLY O N A LI PAR TO WLY LI A DIS OF 658.86F TH
WLY ALG SLY LI A DIS OF 591F TH NLY A DIS OF
233F TO TPOB EX S 50F RDS

PARCEL 302-40-004L 9

SECTION/LOT 22 – TOWNSHIP/BLOCK 1S – RANGE/TRACT 5E

COMC CW COR SEC 22 TH N 343.57F TH S 89D 47M E 70F
TPOB TH N 315,17F TG S 89D 47M E 95.68F TH S
3 15.17F TH N 89D 47M W 94.69F TO TPOB

PARCEL 302-40-004M 8

SECTION/LOT 22 – TOWNSHIP/BLOCK 1S – RANGE/TRACT 5E

COMC CW COR TH E 233F TH N 233F TPOB TH E 269F T
H N 228.84F TH E 219.15F TH N 197F TH W 721.15F
T H S 425.74F TH E 233F TO TPOB EX COMC SW COR SD
S EC TH N 343.57F TH S 89D 47M E 70F TPOB TH N
315.17F TH S 89D 47M E 95.68F TH S 315.17F TH N
89D 4 7M W 94.69F TO TPOB & EX W 55F RD