

# 3  
JUN 14 2007

**ORDINANCE NO. 3926**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM COMMUNITY COMMERCIAL (C-2) TO PLANNED AREA DEVELOPMENT (PAD) (DVR07-0011 GATEWAY OFFICE PARK) 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 Community Commercial (C-2) to Planned Area Development (PAD) subject to the following conditions:

1. Development shall be in substantial conformance with existing zoning and PDP approvals except as modified by the application materials of this request (narrative, site plan, and sign illustrations) and associated conditions of approval.
2. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements,

and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

- 3. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
- 4. The monument sign shall be placed at least 15 feet from the curb in accordance with City of Chandler site distance standards.
- 5. The monument sign's vertical element shall use sandstone in order to better reflect the building architecture.

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. 3926 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.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *GAB*

PUBLISHED:

LEGAL DESCRIPTION  
PARCEL NO. 1

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, T.1 S., R.4 E. OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35;  
THENCE WEST (ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID SECTION 35, 536.56 FEET MEASURED (536.62 FEET RECORD);  
THENCE SOUTH 500.95 FEET, MEASURED (501.02 FEET RECORD);  
THENCE NORTH 70 DEGREES, 43 MINUTES 31 SECONDS EAST, ALONG A LINE 10 FEET NORTHERLY FROM THE CENTER LINE OF A DITCH, 569.23 FEET CALCULATED (NORTH 70 DEGREES 23 MINUTES EAST, 569.50 FEET RECORD) TO A POINT ON THE EASTERLY LINE OF SAID SECTION;  
THENCE NORTH ALONG THE EASTERLY LINE OF SAID SECTION 310.00 FEET TO THE POINT OF BEGINNING;  
EXCEPT THE NORTH 55 FEET;  
EXCEPT THE EAST 55 FEET; AND  
EXCEPT THAT PORTION OF SAID SECTION 35 DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, T.1 S., R.4 E. OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA;  
THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 75 FEET;  
THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 55 FEET TO THE POINT OF BEGINNING;  
THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 35 AND 55 FEET THEREFROM A DISTANCE OF 20 FEET;  
THENCE SOUTH ALONG A LINE 55 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 20 FEET;  
THENCE NORTHWESTERLY A DISTANCE OF 28.28 FEET TO THE POINT OF BEGINNING;