

SEP - 6 2007

ORDINANCE NO. 3950

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED INDUSTRIAL WITH A PLANNED AREA DEVELOPMENT OVERLAY (I-1/PAD) TO I-1/PAD AMENDED (DVR06-0045 STEVENS OFF ROAD) 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 Planned Industrial with a Planned Area Development overlay (I-1/PAD) to I-1/PAD Amended 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 and site plan) and associated conditions of approval.
2. In addition to I-1 uses, the following uses shall be allowed: small recreational vehicle (ATV, etc.) repair and accessory sales and installation, when said repair and/or installation is carried on within the principal building; motor vehicle after-market customization and accessory sales, including but not limited to upholstery, bed liners, and customized parts installation, carried on within an enclosed structure and having no outside storage of vehicles or parts of vehicles.
3. Engine repair shall be prohibited.
4. Service of street vehicles such as cars, trucks, and RV's shall not be allowed.
5. All work shall be conducted indoors.

- 6. There shall be no outdoor storage of parts.
- 7. There shall be no overnight outdoor storage of vehicles.
- 8. There shall be no testing of the vehicles on streets.
- 9. 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.

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

ATTEST:

_____ CITY CLERK	_____ MAYOR
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CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3950 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
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APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED:



Metes and Bounds Legal Description for 3210 N. Delaware St.

The location description is Township 1 South, Range 5 East, Section 10, SW1/4, SE ¼,
Gila and Salt River Baseline and Meridian (GSRB&M), Maricopa County, Arizona.