

NOV 16 2009

ORDINANCE NO. 4193

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM MULTI-FAMILY RESIDENTIAL DISTRICT (MF-2) TO PLANNED AREA DEVELOPMENT (PAD) (DVR08-0038 MT. OLIVE MISSIONARY BAPTIST CHURCH) 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 parcels are hereby rezoned from MF-2 to PAD, subject to the following conditions:

1. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

2. Development shall be in substantial conformance with Exhibit No. 9, Development Booklet, entitled "MT. OLIVE MISSIONARY BAPTIST CHURCH", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0038, except as modified by condition herein.
3. Landscaping shall be in compliance with current Commercial Design Standards, except as modified by condition herein.
4. The canvas shade structures shall be maintained in a manner similar to that at the time of installation.
5. The site shall be maintained in a clean and orderly manner.
6. Preliminary Development Plan (PDP) approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this PDP shall apply.
7. The applicant shall work with Staff to provide green screens on the east elevation of the Fellowship Hall building.

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 _____, 2009.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2009.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4193 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2009, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



PUBLISHED:

ATTACHMENT 'A'

472 S. Colorado Street

Chandler, AZ 85225

Parcel 303-18-066

Lot 68, DOBSON ADDITION, according to Book 36 of Maps, Page 18, records of Maricopa County, Arizona

473 S. Colorado Street

Chandler, AZ 85225

Parcel 303-18-098

Lot 99 and 101, DOBSON ADDITION, according to Book 36 of Maps, Page 18, records of Maricopa County, Arizona

488 S. Delaware Street

Chandler, AZ 85225

Parcel 303-18-102

Lot 104, DOBSON ADDITION, according to Book 36 of Maps, Page 18, records of Maricopa County, Arizona