

ORDINANCE NO. 3411

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING SECTION 35-1705 OF ARTICLE XVII, CHAPTER 35 (ZONING CODE) OF THE CHANDLER CITY CODE, RELATIVE TO THE REQUIREMENTS FOR PLANNED AREA DEVELOPMENT ZONING DESIGNATIONS AND PRELIMINARY DEVELOPMENT PLAN SUBMITTALS.

WHEREAS, in accordance with A.R.S. 9-462, the legislative body may adopt by ordinance, any change or amendment to the regulations and provisions as set forth in the Chandler Zoning Code; and,

WHEREAS, this amendment, including the draft text has been published as an 1/8-page display ad 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 public hearing was held by the Planning and Zoning Commission as required by the Zoning Code, on October 2, 2002;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Section 35-1705 of Article XVII, Chapter 35, Chandler City Code, is hereby amended to read as follows:

35-1705. Preliminary Development Plan Required.

A PAD Preliminary Development Plan is required. The approval of such plan may be handled as follows:

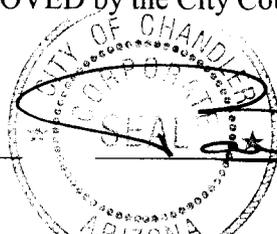
- (1) In cases of specific or small-scale single-stage projects, the Preliminary Development Plan, as described in Section 1706 shall be filed as part of the application and approved prior to and in conjunction with Planning Commission and City Council consideration of the application.
- (2) In cases of large, multi-stage projects, such approval may be given in stages. The initial submittal with the application may be a conceptual development plan with sufficient description and documentation to identify the nature, mix, general arrangement, density, open space, and quality of the project. Such conceptual development plan may then be approved conditionally, with the Preliminary Development Plan to be submitted to the Planning Commission and City Council in the time and stages stipulated by City Council at the time of rezoning. Multi-stage developments shall not be considered phased developments.
- (3) In order for a development to be a phased development, it is required that the applicant submit a Preliminary Development Plan for each phase of the development as part of the PAD zoning application.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 24th day of October 2002.

ATTEST:

Marla Paddack
CITY CLERK

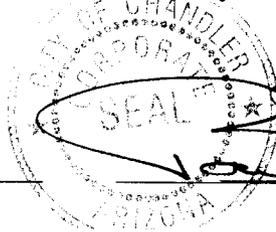


[Signature]
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 7th day of November 2002.

ATTEST:

Marla Paddack
CITY CLERK



[Signature]
MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3411 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 7th day of November 2002, and that a quorum was present thereat.

Marla Paddack
CITY CLERK

APPROVED AS TO FORM:

Dennis M. O'Neill
CITY ATTORNEY

PUBLISHED: