

**ORDINANCE NO. 4944**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING PARCELS FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) FOR MULTI-FAMILY AS REPRESENTED IN CASE PLH20-0012 (VILLAGES AT CHANDLER) LOCATED AT THE SOUTHEAST CORNER OF RIGGS AND GILBERT ROADS WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, the application for rezoning 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 1. Legal Description of Property:

Parcel No. 1:

Lot 2, Springfield Marketplace, according to Book 1025 of Maps, Page 34, records of Maricopa County, Arizona.

Parcel No. 2:

An easement for reasonable vehicular and pedestrian access, ingress and egress as created and set forth in Declaration of Easements, Covenants, Conditions and Restrictions recorded August 4, 2003 in Recording No. 2003-1053753, records of Maricopa County, Arizona.

Said property is hereby rezoned from Planned Area Development (PAD) to Planned Area Development (PAD) for multi-family, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Villages at Chandler" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0012, modified by such

conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.

- 2. Multi-family dwelling units shall be permitted up to a maximum density of twelve (12) dwelling units per acre.
- 3. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
- 4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
- 5. Minimum setbacks shall be as provided below and further detailed in the development booklet:

Property Line Location	Minimum Building Setback
Gilbert Road	45'
Riggs Road	70'
East Property Line	15'
West Property Line	15'

Section 2. The Planning Division 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.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 7 day of December, 2020.

ATTEST:

*Dana R. DeRuy*  
CITY CLERK

*Kevin Hauke*  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 10 day of December, 2020.

ATTEST:

*Dana R. DeRuy*  
CITY CLERK

*Kevin Hauke*  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4944 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 10 day of December, 2020, and that a quorum was present thereat.

*Dana R. DeRuy*  
CITY CLERK

APPROVED AS TO FORM:

*[Signature]*  
CITY ATTORNEY TA



PUBLISHED in the Arizona Republic on December 18 and December 25, 2020.