

ORDINANCE NO. 4723

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED COMMERCIAL OFFICE (PCO) DISTRICT TO PLANNED AREA DEVELOPMENT (PAD) FOR PCO USES IN CASE DVR16-0021 WARNER PROFESSIONAL CENTER 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:

PARCEL NO. 1: Lot 1, Comanche Court, according to Book 483 of Maps, Page 17, records of Maricopa County, Arizona.

PARCEL NO. 2: An easement for accessway for ingress and egress, emergency and service type vehicles, and public utilities over that portion of Lot 2 shown on plat of RINI OFFICE COMPLEX, recorded in Book 272 of Maps, Page 21.

Said parcel is hereby rezoned from Planned Commercial Office (PCO) District to Planned Area Development (PAD) for PCO uses, subject to the following conditions:

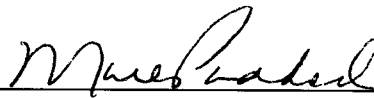
1. Development shall be in substantial conformance with the exhibits as represented by the applicant in case DVR16-0021 WARNER PROFESSIONAL CENTER, except as modified by conditions herein.
2. Permitted land uses shall be consistent with the Planned Commercial Office (PCO) District.

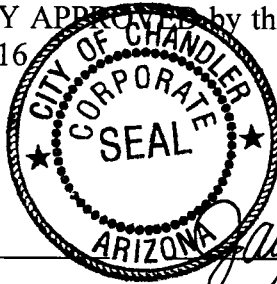
SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

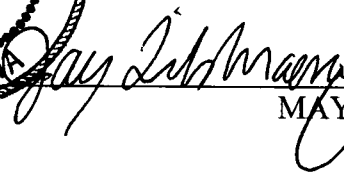
SECTION III. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 10th day of November 2016.

ATTEST:


CITY CLERK

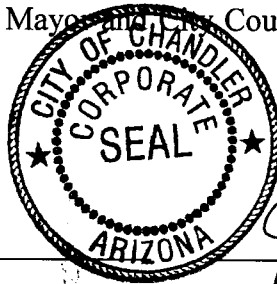



MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 5th day of December 2016.

ATTEST:


CITY CLERK

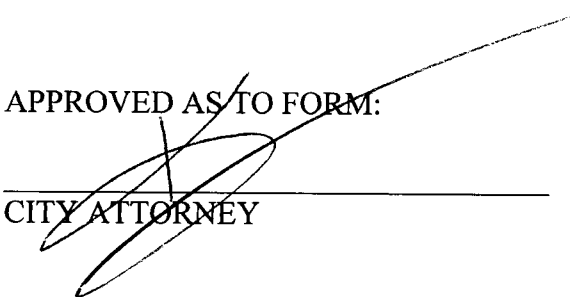


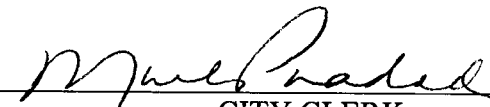

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4723 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 5th day of December 2016, and that a quorum was present thereat.

APPROVED AS TO FORM:


CITY ATTORNEY


CITY CLERK

PUBLISHED in the Arizona Republic on December 23, and 30, 2016.