

ORDINANCE NO. 4997

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR LIGHT INDUSTRIAL AND OFFICE BUSINESS PARK AND COMMERCIAL LAND USES, WITH A MID-RISE OVERLAY AS SHOWN IN CASE PLH20-0030 (SCHRADER FARMS BUSINESS PARK) LOCATED AT THE NORTHWEST CORNER OF MCQUEEN AND QUEEN CREEK ROADS WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, an 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 the 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:

EXHIBIT 'A' and EXHIBIT 'B'

Said lots are hereby rezoned from AG-1 to PAD for light industrial and office business park and commercial land uses, with a mid-rise overlay, subject to the following conditions:

1. For the parcel legally described in Exhibit "A," permitted land uses shall be limited to office uses and land uses permitted by-right in the I-1 Planned Industrial District per the Land Use and Zoning Code of the City of Chandler. Showrooms shall also be permitted where they are provided as an ancillary component of a primary use.
2. For the parcel legally described in Exhibit "B," permitted land uses shall be limited to land uses permitted by right in the C-2 Community Commercial District per the Land Use and Zoning Code of the City of Chandler. Auto-

related uses including but not limited to the sale, rental, repair, fueling or washing of automobiles, motorcycles, trucks, boats, or related accessories shall not be permitted.

3. Development of the overall site shall be in substantial conformance with the Development Booklet, entitled, "Schrader Farms Business Park" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0030, 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.
4. Prior to development of the corner parcel described in Exhibit "B," a preliminary development plan for site layout and building design shall be approved by City Council. The architectural design, landscaping, and pedestrian and vehicular access shall be coordinated with the business park to create an integrated campus appearance.
5. Building heights shall not exceed 50 (fifty) feet in height as measured to the top of parapet.
6. 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, as shown in the Phasing Exhibit to achieve conformance with City codes, standard details, and design manuals.
7. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
8. When office is proposed to occupy more than ten percent of a tenant space, a parking analysis shall be submitted for review by the Zoning Administrator. Said analysis shall clearly show the amount of area occupied by all existing and proposed land uses and the amount of parking spaces required by the City of Chandler Zoning Code, and the amount of parking spaces provided.

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 ____ day of _____, 2021.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2021.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4997 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2021, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

TA

Published:

PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP IN A HANDHOLE MARKING THE THE SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 10 BEARS NORTH 89°22'45" EAST, A DISTANCE OF 2636.54 FEET;

THENCE NORTH 00°00'09" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1324.83 FEET;

THENCE NORTH 89°21'01" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2638.57 FEET;

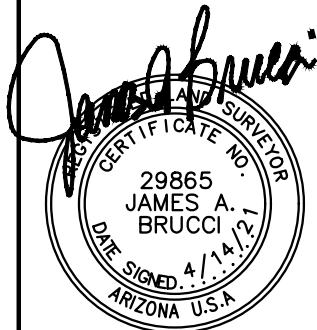
THENCE SOUTH 00°05'23" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 785.58 FEET;

THENCE NORTH 89°54'33" WEST, A DISTANCE OF 402.28 FEET;

THENCE SOUTH 00°37'15" EAST, A DISTANCE OF 545.55 FEET;

THENCE SOUTH 89°22'45" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 2241.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 75.28 ACRES±.



PAGE 1 OF 2

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DESCRIPTION

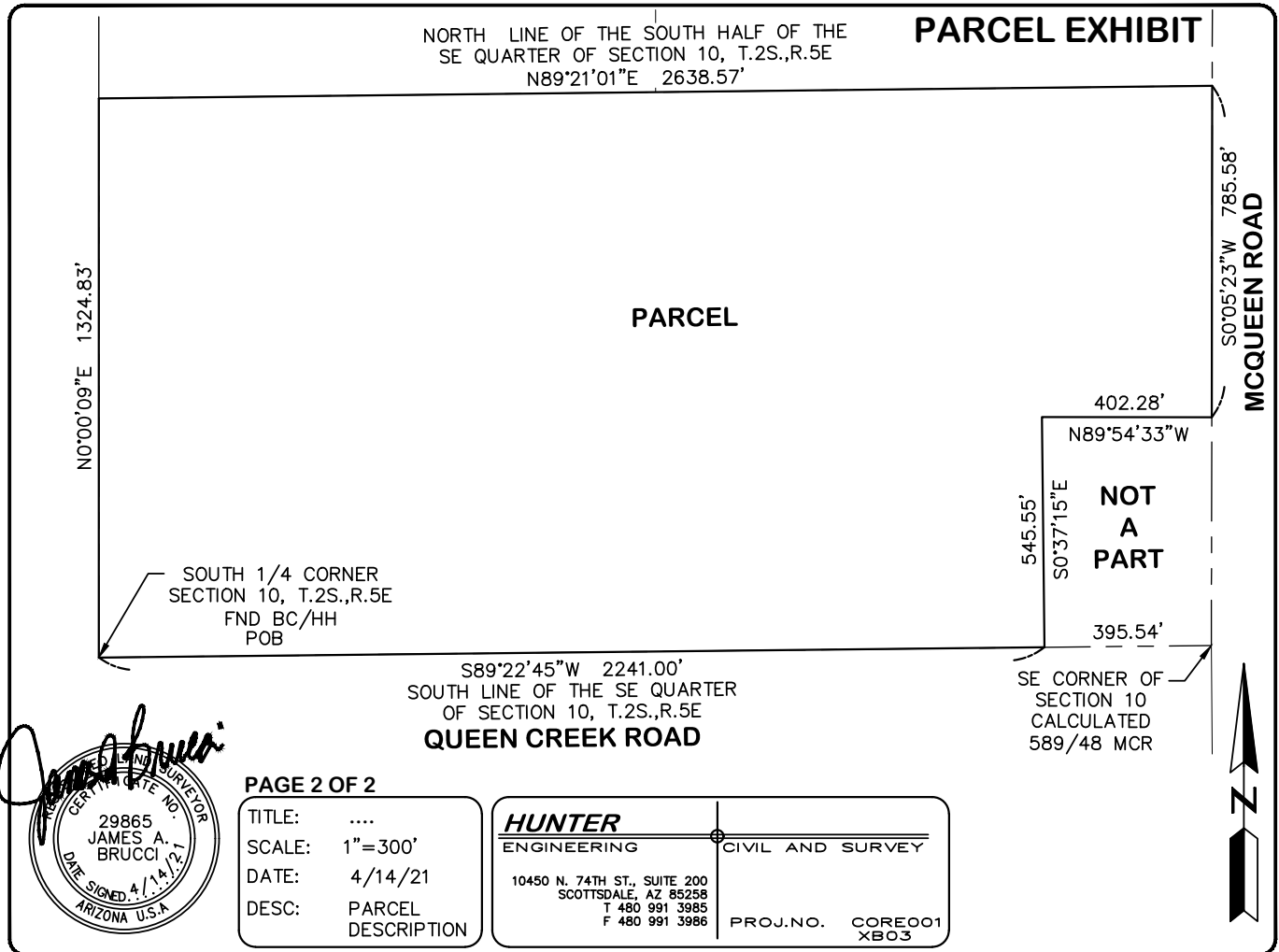
HUNTER
ENGINEERING

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY

PROJ.NO. CORE001
XB03

Exhibit "A" Page 2 of 2



PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HANDHOLE MARKING THE THE SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 10 BEARS NORTH 89°22'45" EAST, A DISTANCE OF 2636.54 FEET;

THENCE NORTH 89°22'45" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 2241.00 FEET TO THE POINT OF BEGINNING;

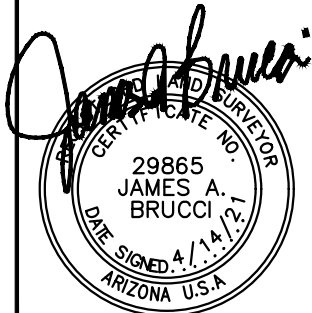
THENCE NORTH 00°37'15" WEST, A DISTANCE OF 545.55 FEET;

THENCE SOUTH 89°54'33" EAST, A DISTANCE OF 402.28 FEET;

THENCE SOUTH 00°05'23" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 540.60 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 10;

THENCE SOUTH 89°22'45" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 395.54 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 4.97 ACRES±.



PAGE 1 OF 2

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DESCRIPTION

HUNTER

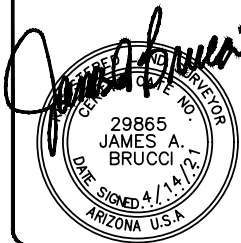
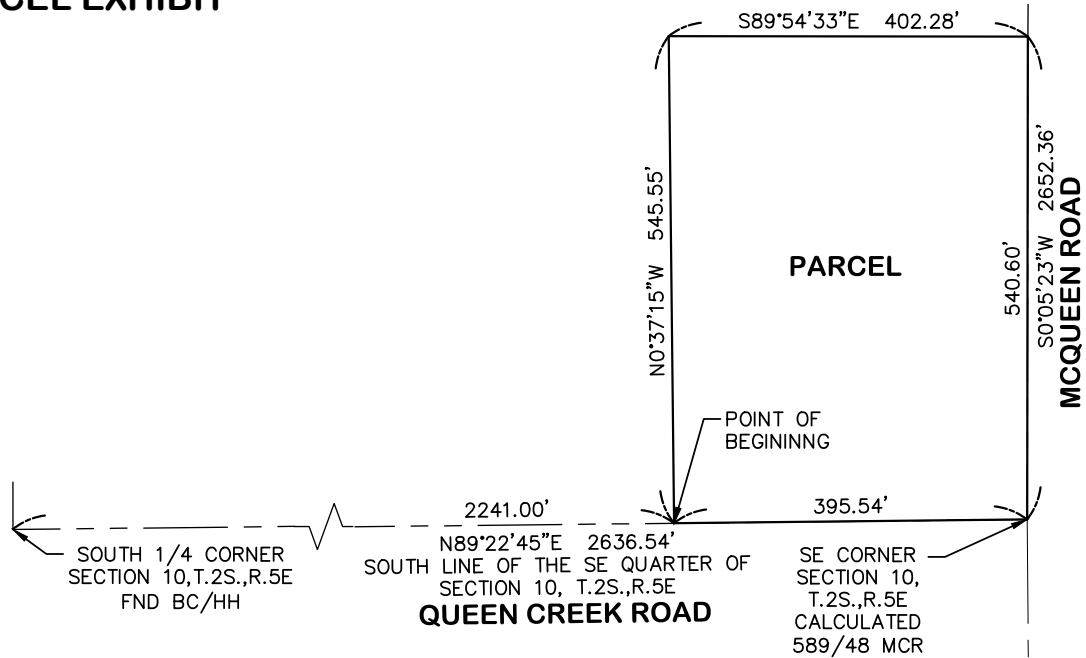
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10450 N. 74TH ST., SUITE 200
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CIVIL AND SURVEY

PROJ NO. CORE001
XB04

PARCEL EXHIBIT



PAGE 2 OF 2

TITLE:
SCALE: 1" = 150'
DATE: 4/14/21
DESC: PARCEL DESCRIPTION

HUNTER ENGINEERING 10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986	CIVIL AND SURVEY PROJ NO. CORE001 XBO4
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