

ORDINANCE NO. 4981

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED INDUSTRIAL DISTRICT (I-1) TO PLANNED INDUSTRIAL DISTRICT/PLANNED AREA DEVELOPMENT (I-1/PAD) FOR LIGHT INDUSTRIAL USES AND LIMITED COMMERCIAL USES AS SHOWN IN CASE PLH21-0018 (MISSION CENTER LLC) LOCATED AT 3350 N. ARIZONA AVENUE 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'

Said parcel is hereby rezoned from I-1 to I-1/PAD for light industrial uses and limited commercial uses, subject to the following conditions:

1. Development shall be in substantial conformance with the development booklet entitled "Mission Center LLC" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0018, 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 the Chandler City Council.
2. Uses permitted on the subject property shall be consistent with the table contained in EXHIBIT 'B.'
3. Landscaping shall be in compliance with current Industrial Design Standards.

4. The site shall be maintained in a clean and orderly manner.
5. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, stormwater retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
6. Any exterior modifications to the site, building elevations, or landscaping shall require administrative design review approval.
7. Outdoor storage shall not be permitted, and any outdoor storage containers shall be removed from the site.

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. 4981 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:

EXHIBIT "A"

Lot 18, of DOBSON BUSINESS PARK, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 216 of Maps, Page 25;

EXCEPT the North 10 feet thereof.

EXHIBIT "B"
Ordinance 4981
PLH21-0018 Mission Center LLC
Permitted Uses Table

Land Uses & Parking

Permitted Land Uses	Parking Ratio	Parking Required	Maximum Square-Footage Permitted
Uses permitted in I-1	Refer to zoning code	Refer to zoning code	27,858 SF
General office uses, including not limited to charitable and philanthropic organizations	1:250 SF	111	27,858 SF
Sports/Fitness related center and training (Health club or fitness club with Multiple Amenities (Gymnasium, fitness center and other recreational uses offering multiple amenities such as swimming pools, ball courts, and exercise equipment)	1:200 SF	139	10,000 SF
Sports/fitness related centers and training (Single use recreational facilities (athletic training, family	1:300 SF	93	27,858 SF

recreational, or other recreational facilities specializing in a single use such as amusement centers, skating			
Showrooms	1:250 SF	111	27,858 SF
Sales and design centers, including but not limited to photographers	1:250 SF	111	27,858 SF
Teaching, instructional, and training center	1:200 SF	139	10,000 SF
Medical equipment suppliers	1:250 SF	111	27,858 SF
Food production with some incidental sales and goods baked/produced on premises	1:1,000 SF	28	27,858 SF
Repair shops, including but not limited to furniture and/or appliance repair	1:250 SF	111	27,858 SF
Musical Training	1:200 SF	139	10,000 SF
Optical lab and services	1:1,000 SF	28	27,858 SF
Wholesale supply stores	1:300 SF	93	27,858 SF
Rental Centers	1:300 SF	93	27,858 SF
Flooring services	1:250 SF	111	27,858 SF
Home improvement company, upholsterer, general contractor or workman, building materials company, or sign making company	1:250 SF	111	27,858 SF

Auto restoration and specialties (all service occurs indoors, bays not allowed facing streets)	3.5 : 1 vehicle service bay	May not exceed 10 service bay doors (None existing)	May not exceed 10 service bay doors (None existing)
Supply stores, including but not limited to pet supplies, pool supplies, restaurant supplies , and beauty and barbershop supplies	1:250 SF	111	27,858 SF
Car Rental	1:250 SF	111	27,858 SF
Church	1:4 Seats	May not exceed 488 seats	May not exceed 488 seats