

ORDINANCE NO. 5055

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM SINGLE-FAMILY DISTRICT (SF-33) TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY RESIDENTIAL AND A CITY PARK IN CASE PLH22-0018 (HONEYSUCKLE TRAIL) LOCATED AT THE NORTHWEST CORNER OF WARNER ROAD AND BULLMOOSE DRIVE 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 the 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, the City Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent; 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 SF-33 to PAD for single-family residential and a City Park, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Honeysuckle Trail" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0018, modified by such conditions including at the time the Booklet was approved by the Chandler City Council and/or as therefore amended, modified or supplemented by Chandler City Council.

2. Prior to the time of making any lot reservations or subsequent sales agreements, the homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report," "Purchase Contracts," CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the homebuilder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
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. The landscaping in all private open-spaces shall be maintained by the property owner or property's association, and shall be maintained at a level consistent with or better than at the time of planting.
5. The landscaping in all rights-of-ways shall be maintained by the adjacent property owner or property owner's association.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s) the developer shall be required to upgrade such landscaping to meet current City Standards.
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. Minimum setbacks shall be as provided below and further detailed in the Development Booklet:

Property Line	Building Setback
Front Yard	20 ft. from back of sidewalk to garage door 12 ft. from property line to livable
Side yard setbacks	5 ft. for each side
Rear Yard	10 ft.; Accessory buildings 5 ft.

- 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 _____, 2023.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2023.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5055 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2023, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY TA

Published:

Exhibit "A"

Honeysuckle Trail**Legal Description (Excluding Parcel to be dedicated to City of Chandler)**

Tract A, ORANGETREE, according to the plat recorded in Book 213 of Maps, Page 22, records of Maricopa County, Arizona

EXCEPT; That portion Tract A, ORANGETREE, according to the plat recorded in Book 213 of Maps, Page 22, records of Maricopa County, Arizona, being more particularly described as follows;

BEGINNING at the Northwest corner of corner of said Tract A;

Thence South 89 Degrees 22 Minutes 07 Seconds East along the North line of said Tract A a distance of 260.92 feet to the East line of said Tract A;

(The following 3 courses run along said East line of Tract A)

Thence South 44 Degrees 22 Minutes 32 Seconds East a distance of 28.29 feet;

Thence South 00 Degrees 37 Minutes 03 Seconds West a distance of 586.86 feet;

Thence along an arc 67.44 feet to the left, having a radius of 733.00 feet, the chord of which is South 02 Degrees 01 Minutes 05 Seconds East for a distance of 67.41 feet;

Thence South 85 Degrees 20 Minutes 46 Seconds West a distance of 69.99 feet;

Thence along an arc 74.46 feet to the right, having a radius of 30.00 feet, the chord of which is South 76 Degrees 53 Minutes 15 Seconds West for a distance of 56.77 feet;

Thence South 62 Degrees 46 Minutes 27 Seconds West a distance of 24.74 feet;

Thence along an arc 7.09 feet to the left, having a radius of 5.00 feet, the chord of which is South 22 Degrees 09 Minutes 11 Seconds West for a distance of 6.51 feet;

Thence South 18 Degrees 28 Minutes 05 Seconds East a distance of 8.28 feet;

Thence along an arc 24.77 feet to the left, having a radius of 51.50 feet, the chord of which is South 57 Degrees 45 Minutes 07 Seconds West for a distance of 24.53 feet;

Thence North 46 Degrees 01 Minutes 41 Seconds West a distance of 18.46 feet;

Thence North 89 Degrees 22 Minutes 47 Seconds West a distance of 103.63 feet to the West line of said Tract A;

Thence North 00 Degrees 37 Minutes 13 Seconds East along said West line a distance of 720.25 feet to the POINT OF BEGINNING.

**City Park
Legal Description**

A portion Tract A, **ORANGE TREE**, according to the plat recorded in Book 213 of Maps, Page 22, records of Maricopa County, Arizona, being more particularly described as follows;

BEGINNING at the Northwest corner of corner of said Tract A;

Thence South 89 Degrees 22 Minutes 07 Seconds East along the North line of said Tract A a distance of 260.92 feet to the East line of said Tract A;

(The following 3 courses run along said East line of Tract A)

Thence South 44 Degrees 22 Minutes 32 Seconds East a distance of 28.29 feet;

Thence South 00 Degrees 37 Minutes 03 Seconds West a distance of 586.86 feet;

Thence along an arc 67.44 feet to the left, having a radius of 733.00 feet, the chord of which is South 02 Degrees 01 Minutes 05 Seconds East for a distance of 67.41 feet;

Thence South 85 Degrees 20 Minutes 46 Seconds West a distance of 69.99 feet;

Thence along an arc 74.46 feet to the right, having a radius of 30.00 feet, the chord of which is South 76 Degrees 53 Minutes 15 Seconds West for a distance of 56.77 feet;

Thence South 62 Degrees 46 Minutes 27 Seconds West a distance of 24.74 feet;

Thence along an arc 7.09 feet to the left, having a radius of 5.00 feet, the chord of which is South 22 Degrees 09 Minutes 11 Seconds West for a distance of 6.51 feet;

Thence South 18 Degrees 28 Minutes 05 Seconds East a distance of 8.28 feet;

Thence along an arc 24.77 feet to the left, having a radius of 51.50 feet, the chord of which is South 57 Degrees 45 Minutes 07 Seconds West for a distance of 24.53 feet;

Thence North 46 Degrees 01 Minutes 41 Seconds West a distance of 18.46 feet;

Thence North 89 Degrees 22 Minutes 47 Seconds West a distance of 103.63 feet to the West line of said Tract A;

Thence North 00 Degrees 37 Minutes 13 Seconds East along said West line a distance of 720.25 feet to the **POINT OF BEGINNING**.

The above described parcel contains 4.548 acres (198,122 sq. ft.)

