

ORDINANCE NO. 5074

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM SINGLE-FAMILY RESIDENTIAL (SF-8.5) TO PLANNED AREA DEVELOPMENT (PAD) FOR ADMINISTRATIVE OFFICE AND LIMITED COMMERCIAL USES IN CASE PLH23-0029 (ALMA OFFICE BUILDING REZONING) LOCATED SOUTH OF THE SOUTHEAST CORNER OF ALMA SCHOOL AND RAY 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 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-8.5 to PAD for Administrative Office and Limited Commercial Uses:

1. Development and use of the overall site shall be in substantial conformance with the exhibit labeled "Site Plan" kept on file in the City of Chandler Planning Division, in File No. PLH23-0029, modified by such conditions included at the time the exhibit was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.

2. Commercial uses shall be limited to administrative office; professional services including legal office, accounting, and other like services; limited counseling services that have no more than one customer on-site at a time; and other like uses.
3. Except for limited counseling services that have no more than one customer on-site at a time, medical office is prohibited.
4. No business on-site shall operate beyond 6 p.m.
5. All employees and clients shall park on-site.
6. The site shall be maintained in a clean and orderly manner.
7. Any modifications to the existing building or any future development shall comply with SF-8.5 development standards and shall be subject to administrative approval by the Zoning Administrator prior to building permit issuance.
8. Signage shall be processed under separate permit and shall follow the guidelines for Neighborhood Commercial (C-1) as prescribed in Chapter 39 of Chandler City Code.

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. 5074 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 in the Arizona Republic on:

Exhibit A

Legal Description

Lot 81 of Alma Ray Subdivision, a subdivision recorded in book 133 of maps, page 2, records of Maricopa County, Arizona.