

ORDINANCE NO. 5078

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 MULTIPLE-FAMILY RESIDENTIAL (MF-2) TO PLANNED AREA DEVELOPMENT (PAD) FOR A SINGLE-FAMILY RESIDENCE WITH AN ACCESSORY BUILDING IN CASE PLH23-0058 (BODDY RESIDENCE), LOCATED AT 121 S. DAKOTA STREET 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, 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 Multi-Family Residential District (MF-2) to Planned Area Development (PAD) for a single-family residence with an accessory structure, subject to the following conditions:

1. Development shall be in substantial conformance with the attached development booklet kept on file in the City of Chandler Planning Division, on file in PLH23-0058 Boddy Residence-Development Booklet, modified by such conditions included at the time the exhibits were approved by the City Council and/or as thereafter amended, modified, or supplemented by the City Council.

2. Uses permitted on the property shall be those permitted in the Single-Family (SF-8.5) zoning district, except as modified by condition herein.
3. The homebuilder/lot developer shall provide a written disclosure statement, for the signature of any potential buyer, acknowledging that the property is located adjacent to or nearby the “Entertainment District” which may contain land uses that create adverse noise and other externalities. The purchase contracts and the property deed shall include a disclosure statement outlining that the site is adjacent to the Entertainment District. The responsibility for notice rests with the homebuilder/lot developer, and this ordinance shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
4. Developer shall provide all required right-of-way dedications and/or easements as determined by the Development Services Director at the time of construction plan review.
5. Developer shall complete 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.
6. Landscaping in all rights-of-way shall be maintained by the adjacent property owner. Additionally, hardscape improvements located behind the sidewalk and within the right-of-way shall be maintained by the adjacent property owner.
7. Minimum setbacks shall be as provided below:

Setback	Distance
Front Yard	20 ft.
Side Yard	5 ft. each side
Rear Yard	10 ft.

8. Maximum Lot Coverage shall be 45%.
9. Maximum Building Height shall not exceed twenty-five (25) feet in height at the building setback line, except any building may exceed such height provided that at no point it projects above a line sloping inward and upward at a forty-five (45) degree angle at the required setback line to a maximum height of thirty-five (35) feet.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2024.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2024.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5078 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2024, 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 – Boddy Residence

121 S Dakota Street

Lot 543, Chandler, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 5 of Maps, Page 34.