

RESOLUTION NO. 5805

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE “SECTION 23 AREA PLAN” FROM NEIGHBORHOOD COMMERCIAL TO RESIDENTIAL ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF OCOTILLO AND MCQUEEN ROADS.

WHEREAS, an interest has been expressed in seeking approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located at the southeast corner of Ocotillo and McQueen roads; and

WHEREAS, the Land Use policies within the Chandler General Plan adopted by the City Council on April 14, 2016, encourage the preparation of Area Plans that address distinct characteristics and support unique land use planning for each area; and

WHEREAS, an existing area plan, the Section 23 Area Plan, has been adopted for the area bounded by Ocotillo to Chandler Heights roads and McQueen to Gilbert roads;

WHEREAS, the applicant prepared this amendment to the existing Section 23 Area Plan; and

WHEREAS, such an amendment, covering a portion of the adopted Area Plan including a map has been prepared by the applicant for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at a previous public hearing;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. That the attached map exhibit, an Amendment to the Section 23 Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on May 1, 2024, is hereby adopted as the guideline for future rezoning and development for the area described within it.

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 Resolution No. 5805 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the _____ day of _____, 2024, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY TA

Map Exhibit

PL98-081

Section 23
Area Plan

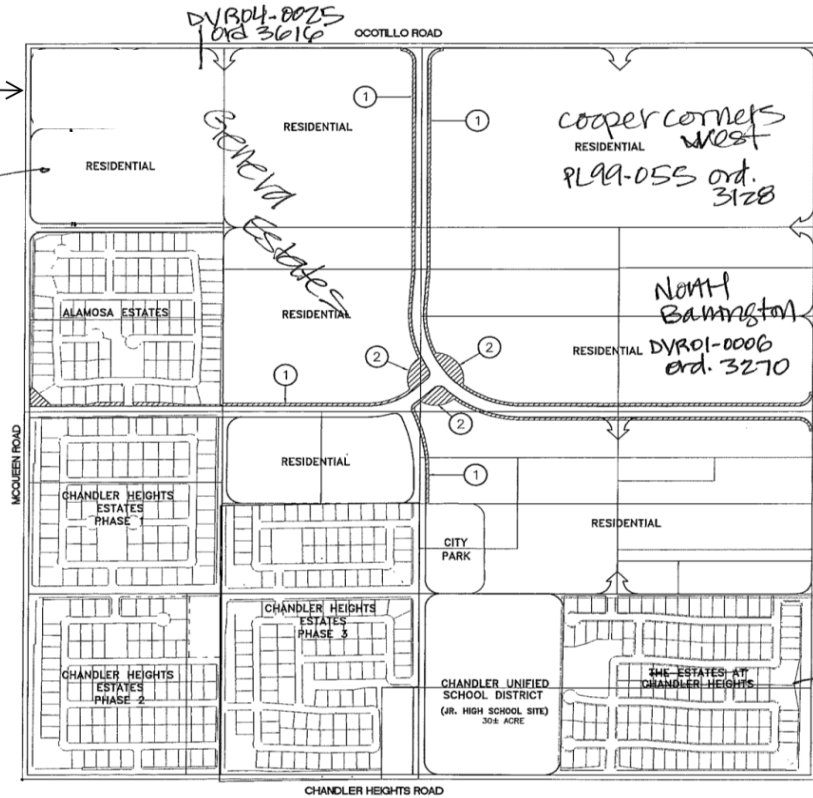
Resolution: 2949
11/19/1998

AREA PLANNING AND CIRCULATION EXHIBIT

Resolution 5805

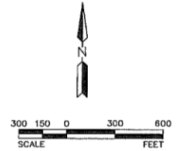
PLH24-0012
Amendment

~~OFFICE/
congregate
care~~



OPEN SPACE ELEMENTS

- ① 10' - 20' WIDE (15' AVERAGE) OPEN SPACE TRACT ALONG RESIDENTIAL COLLECTOR STREETS.
- ② COMMON-USE OPEN SPACE AT INTERSECTION OF COLLECTOR STREETS. EXACT SIZE AND CONFIGURATION TO BE DETERMINED DURING SUBDIVISION PLANNING FOR EACH PARCEL. OPEN SPACE AREAS TO INCLUDE PEDESTRIAN AMENITIES SUCH AS MEANDERING PATHS, BENCHES, PLANTERS AND/OR FOUNTAINS. (AREA ENLARGED AND NOT SHOWN TO SCALE ON THIS PLAN.)



Creekwood Ranch
PL98-120
Ord 2897