

ORDINANCE NO. 5102

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY AMENDING AN EXISTING PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT TO ALLOW MEDICAL OFFICE USES IN ADDITION TO THE USES CURRENTLY ALLOWED AT AN EXISTING PARCEL LOCATED AT 500 NORTH JUNIPER DRIVE AS REPRESENTED IN CASE PLH23-0070 (CHANDLER PALMS MEDICAL OFFICES), 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 Planned Area Development (PAD) for industrial, office and warehouse to Planned Area Development (PAD) for industrial, office, and warehouse, including limited medical office uses, subject to the following conditions:

1. Development shall be in substantial conformance with exhibits and representation entitled “Chandler Corporate Center” kept on file in the City of Chandler’s Planning Division in file No. PDP05-0009, modified by such conditions included at the time the exhibits were approved by City Council and/or thereafter amended, modified or supplemented by the City Council.
2. Uses permitted shall be limited to light industrial, general office, and warehouse. Additionally, medical uses, such as but not limited to counseling services and medical specialists, shall be permitted subject to providing a parking study that demonstrates the services provided generate a parking demand that does not exceed one (1) space per two hundred and fifty (250) square-feet. More intense medical uses, such as but not limited to general practitioners, pediatricians, dentists, and optometrists shall be prohibited.
3. All employees and clients shall park on-site.
4. The site shall be maintained in a clean and orderly manner.
5. The landscaping in all open spaces shall be maintained by the property owner or property owners’ association, and shall be maintained at a level consistent with or better than at the time of planting.

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 _____, 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. 5102 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:

Exhibit A
Legal Description

LOTS 1 & 2 CHANDLER CORPORATE CENTER NORTH MCR 919-49.