

ORDINANCE NO. 1968

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL OF LAND FROM P.A.D. TO P.A.D. (Z88-018 CHANDLER CORPORATE CENTER) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving 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 daily newspaper of 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 said public hearing; and

WHEREAS, public hearings were held by the Planning and Zoning Commission and the City Council 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:

A portion of the North half of the Southeast Quarter of Section (26) Twenty Six, Township One (1) South, Range Four (4) East, Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

COMMENCING on the East Quarter corner, Section 26, T1S, R4E, G&SRB&M, Maricopa County, Arizona;

THENCE S89°45'45"W, a distance of 75.00 feet to the TRUE POINT OF BEGINNING;

THENCE S00°24'42"E, a distance of 40.00 feet;

THENCE S45°24'42"E, to a point on the West 55.00 foot Right-of-Way of McClintock Drive, a distance of 28.28 feet;

THENCE S00°24'42"E, along the said West 55.00 foot Right-of-Way, a distance of 1245.79 feet;

THENCE S44°35'18"W, a distance of 28.28 feet;

THENCE S89°34'57"W, a distance of 627.17 feet;

THENCE N45°12'20"W, a distance of 28.18 feet;

THENCE N00°00'22"E, a distance of 0.64 feet;

THENCE N89°59'38"W, a distance of 629.79 feet;

THENCE N00°00'22"E, a distance of 45.07 feet;

THENCE West, a distance of 1301.15 feet to a point on the East-West mid-section line;

THENCE N00°25'43"E, along the East-West mid-section line, a distance of 393.11 feet;
THENCE S89°34'17"E, a distance of 249.43 feet to a point of curvature of a curve to the right with a Delta of 33°54'04" and a Radius of 50.00 feet;
THENCE along said curve, a distance of 29.58 feet to a point of curvature of a curve to the left with a Delta of 33°54'04" and a Radius of 50.00 feet;
THENCE along said curve, a distance of 29.58 feet;
THENCE N89°45'45"E, a distance of 95.89 feet;
THENCE N00°25'43"E, to a point on the North-South mid-section line, a distance of 880.90 feet;
THENCE N89°45'45"E, along the North-South mid-section line, a distance of 2157.89 feet to the TRUE POINT OF BEGINNING.

Said parcel is hereby rezoned from P.A.D. to P.A.D. subject to the conditions set forth as follows:

1. The uses in the commercial parcel shall be limited to industrial related business and personal services; the uses in the office area shall be restricted to industrial related offices; the uses along the south side of Galveston shall be limited to light industrial such as but not limited to offices and research and development.
2. Buildings along Galveston shall be set back a minimum of 50 feet except any building or portion of a building not exceeding 18 feet in height may encroach into the 50 foot setback by 20 feet resulting in a minimum setback of 30 feet. Special attention (landscaping, screening, buffering) shall be paid to the interface and transition to the multifamily to the north at the time of Preliminary Development Plan.
3. All development shall be in accordance with the City's development standards at the time of development.
4. Development shall be in accordance with the City's Environmental Design Criteria for Industrial Parks entitled "Exhibit D."
5. Development shall be in substantial conformance with Exhibit A, Photographic Quality Exhibit Booklet, and Exhibit B, Chandler Corporate Center Conceptual Master Plan.

6. The construction of Galveston Street adjacent to the property shall commence within 120 days upon the order of the Public Works Director and said order shall not be issued before August 1, 1989.

(Z88-018 Chandler Corporate Center)

NOTE: All above referenced exhibits are on file in the Department of Planning & Development.

SECTION 2. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION 3. The Department of Planning and Development 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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 28th day of April, 19 88.

ATTEST:

Carolyn Deen
DEPUTY CITY CLERK

John P. O'Connell
MAYOR

PASSED AND ADOPTED by the City Council this 12th day of May, 19 88.

ATTEST:

Carolyn Deen
DEPUTY CITY CLERK

John P. O'Connell
MAYOR

C E R T I F I C A T I O N

I HEREBY CERTIFY that the above and foregoing Ordinance No. 1968 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 13th day of May, 1988, and that a quorum was present thereat.

Carolyn Dumas
DEPUTY CITY CLERK

APPROVED AS TO FORM:

Maureen R. George
CITY ATTORNEY

PUBLISHED: May 20 + 27, 1988