

ORDINANCE NO. 5124

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 DISTRICT (SF-8.5) TO SF-8.5/PLANNED AREA DEVELOPMENT (PAD) TO ALLOW FOR ADDITIONAL DETACHED STRUCTURES IN THE REAR YARD WITH REDUCED SETBACKS IN THE CASE PLH24-0045 (BEACH HOUSE) LOCATED NORTH AND EAST OF THE NORTHEAST CORNER OF ARIZONA AVENUE AND CHANDLER BOULEVARD 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 SF8.5/PAD to allow for additional structures in the rear yard with reduced setbacks, subject to the following conditions:

1. Development shall be in substantial conformance with the attached site plan titled "PLH24-0045 Beach House Site Plan" and kept on file in the City of Chandler Planning Division, on file in Beach House PLH24-0045, except as modified by conditions herein.

2. Uses permitted on the property shall be those permitted in the Single-Family District (SF-8.5) zoning district.
3. Any new structures on the property shall be setback a minimum 5 ft. from the rear and side property lines. All other SF-8.5 development standards, including the maximum lot coverage and maximum building heights shall apply. Existing structures that do not comply with setbacks may remain at their current location and may be repaired or replaced with another structure that does not exceed the size or height of the existing structure and remain at the current location.
4. The applicant shall obtain all required permits for existing structures and utility connections within 12 months from the effective date of this ordinance.
5. The site shall be maintained in a clean and orderly manner.
6. Music from the property shall be controlled as to not unreasonably disturb area residents.
7. The phone number of a responsible person (i.e. owner/manager) contact will be kept on file and provided to interested neighbors or property owners to resolve noise complaints quickly and directly.

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 _____, 2025.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2025.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5124 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2025, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY TA

Published:

Exhibit A

Lot 54, WILSHIRE PARK UNIT ONE, according to Book 124 of Maps, Page 8, records of Maricopa County Arizona.