

**ORDINANCE NO. 5156**

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 AGRICULTURAL (AG-1) DISTRICT TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY RESIDENTIAL IN CASE PLH25-0040 (THE TOWNSITE) LOCATED SOUTH OF THE SOUTHEAST CORNER OF OCOTILLO AND BASHA ROADS 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 AG-1 to PAD for single-family homes, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet entitled "The Townsite" and kept on file in the City of Chandler Planning Division, in file No. PLH25-0040, modified by such conditions included at the time the Booklet was approved by the City of Chandler Council and/or as thereafter amended, modified, or supplemented by Chandler City Council.

2. Completion of the 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.
3. 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.
4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. The developer shall be required to install landscaping in the adjacent public street median(s) adjoining this project. In the event that the landscaping already exists within such median(s) the developer shall be required to upgrade such landscaping to meet current city standards.
6. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the Chandler Transportation Plan.
7. Minimum setbacks shall be provided below and further detailed in the development booklet:

Front yard setback	20 feet to the garage door of a forward facing garage 10 feet to a livable area
Side yard setbacks	5 feet
Rear yard setbacks	15 feet for a single-story 20 feet for two-story

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 \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No.5156 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2026, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY TA

Published:

Exhibit A  
Legal Description

That portion of West half of Section 21, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at found brass cap in hand hole marking the Northwest corner of said Section 21, from whence a found chiseled "+" marking the West quarter corner of said Section 21 bears South 00 degrees 00 minutes 00 seconds West a distance of 2649.14 feet;

Thence South 00 degrees 00 minutes 00 seconds West, along the West line of the Northwest quarter of said Section 21, a distance of 915.66 feet to a point on the South line of the Final Plat for Fulton Ranch Parcel 1, as recorded in Book 816 of Maps, Page 41, records of Maricopa County, Arizona and the **Point of Beginning**;

Thence along the South line of said Fulton Ranch Parcel 1, South 89 degrees 59 minutes 15 seconds East, a distance of 380.00 feet;

Thence South 00 degrees 00 minutes 00 seconds West, a distance of 351.12 feet to the Northwest corner of Lot 1 of Bogle Farms Back, a Minor Land Division Map as recorded in Book 1818 of Maps, Page 50, records of Maricopa County, Arizona;

Thence South 00 degrees 00 minutes 00 seconds West, a distance of 189.00 feet;

Thence South 00 degrees 00 minutes 00 seconds East, a distance of 69.94 feet to a point on the North line of said Lot 1 of Bogle Farms Back;

Thence along said North line, South 00 degrees 00 minutes 00 seconds West a distance of 191.00 feet to a point on said East line of the Northwest quarter of Section 21;

Thence along said East line, North 00 degrees 00 minutes 00 seconds East, a distance of 421.14 feet to the **Point of Beginning**.

Note: The above described parcel contains 146,798 square feet or 3.3700 acres, more or less