

**ORDINANCE NO. 5171**

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 DISTRICT (AG-1) TO AGRICULTURAL DISTRICT (AG-1)/ PLANNED AREA DEVELOPMENT (PAD) IN CASE PLH25-0006 (ARIZONA AVENUE AND GUADALUPE ROAD) LOCATED NORTH OF THE NORTH EAST CORNER OF ARIZONA AVENUE AND ELLIOT ROAD 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 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 AG-1/PAD, subject to the following conditions:

1. Development shall be in substantial conformance with the Exhibits, entitled "Development Booklet" and kept on file in the City of Chandler Planning Division, in file No. PLH25-0006, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Uses Permitted on the property shall be those permitted in the AG-1 zoning district.

3. The maximum building lot coverage shall be forty (40) percent of the net lot area.
4. Minimum building setbacks shall be as follows:  
Front: 20 ft  
Side: 15 ft  
Rear: 40 ft
5. Minimum lot size shall not be less than 33,000 sq ft.
6. No tract shall be created outside of the wall along Arizona Avenue. The owner of each property will be responsible for the maintenance of area along the west side of the decorative wall (e.g. weeds, debris, trash, etc.)

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 replaced 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. 5171 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

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June 3, 2026

LEGAL DESCRIPTION FOR  
ARIZONA AVENUE & GUADALUPE ROAD  
PROJECT BOUNDARY

All of Lot 46 of the Final Plat for Tremaine Park as recorded in Book 116 of Maps, Page 36, Records of Maricopa County, Arizona, being situated in the Northwest Quarter of Section 10, Township 1 South, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 10, from which the Northwest Corner of said Section 10 bears North 00°00'00" East, a distance of 2641.00 feet;

Thence North 00°00'00" East, along the East line of said Northwest Quarter, a distance of 33.00 feet;

Thence North 89°59'30" East, departing said East line, a distance of 50.00 feet to the Southwest Corner of said Lot 46, being the Point of Beginning;

Thence along the perimeter of said Lot 46 the following courses:

Thence North 00°00'00" West, a distance of 209.95 feet to the beginning of a tangent curve of 24.99 foot radius, concave Southeasterly;

Thence Northeasterly, along said curve, through a central angle of 90°01'50", a distance of 39.26 feet;

Thence South 89°58'10" East, a distance of 275.03 feet;

Thence South 00°00'00" East, a distance of 234.75 feet;

Thence South 89°59'30" West, a distance of 300.03 feet to the Point of Beginning.

Lot 46 containing 70,329 Square Feet or 1.615 Acres, more or less.

Together with:

All of Lot 17 and Lot 31 of the Final Plat for Tremaine Park as recorded in Book 116 of Maps, Page 36, Records of Maricopa County, Arizona, being situated in the Northwest Quarter of Section 10, Township 1 South, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the aforementioned West Quarter Corner;

Thence North 00°00'00" East, along the East line of said Northwest Quarter, a distance of 343.02 feet;

Thence North 90°00'00" East, departing said East line, a distance of 50.00 feet to a point on the West line of said Lot 31, being the Point of Beginning;

Thence North 00°00'00" West, along the West line of Lots 17 and 31, a distance of 624.24 feet to the Northwest Corner of said Lot 17;

Thence South 89°58'10" East, along the North line of said Lot 17, a distance of 250.00 feet to the Northeast Corner thereof;

Thence South 00°00'00" West, along the East line of Lot 17 and Lot 31, a distance of 624.30 feet to the beginning of a tangent curve of 24.99 foot radius, concave Northwesterly;

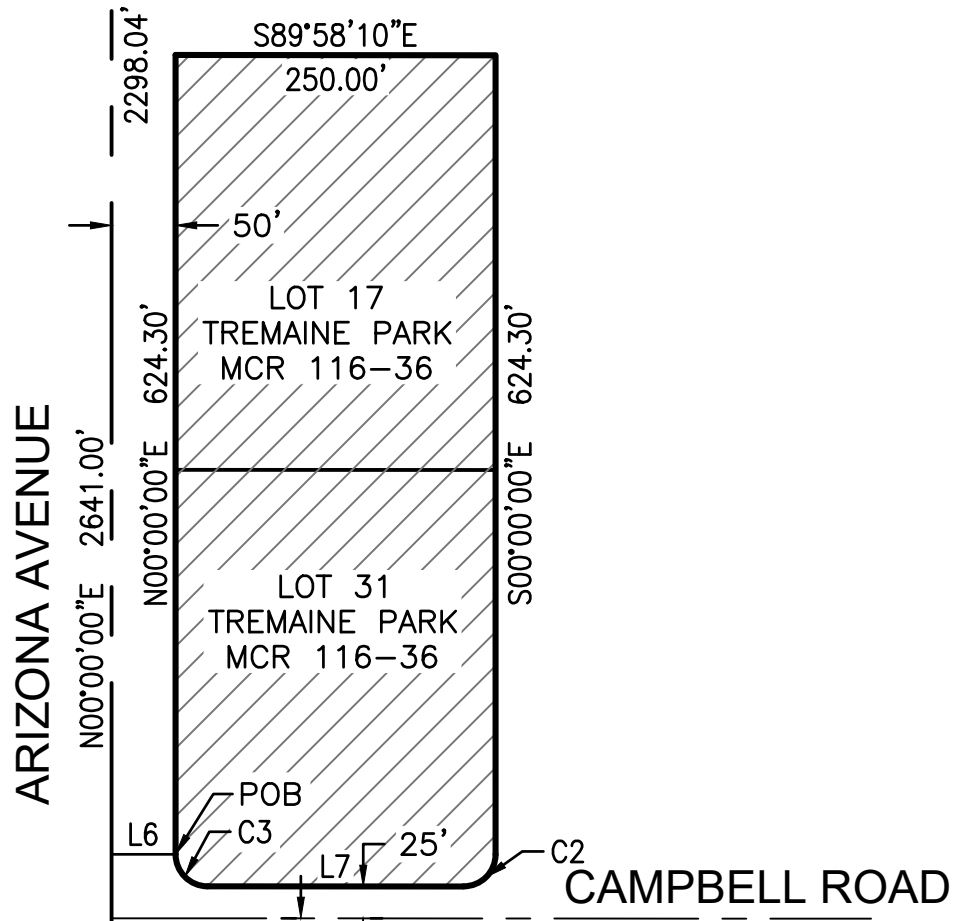
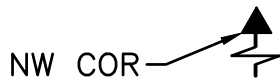
Thence Southwesterly, along said curve, through a central angle of 90°01'50", a distance of 39.27 feet to a point on the South line of Lot 17;

Thence North 89°58'10" West, along said South line, a distance of 200.00 feet to the beginning of a tangent curve of 25.01 foot radius, concave Northeasterly;

Thence Northwesterly, along said curve, through a central angle of 89°58'10", a distance of 39.27 feet to the Point of Beginning.

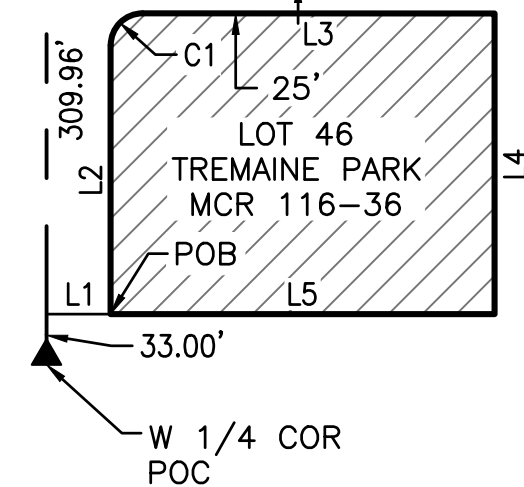
Lot 17 and Lot 31 containing 162,056 Square Feet or 3.720 Acres, more or less.

NORTHWEST QUARTER SECTION 10  
TOWNSHIP 1 SOUTH, RANGE 5 EAST



ARIZONA AVENUE

CAMPBELL ROAD



W 1/4 COR  
POC

SCALE 1" = 150'  
EXHIBIT  
4550 North 12th Street  
Phoenix, Arizona 85014  
Phone 602-264-6831  
<http://www.cvlci.com>

ARIZONA AVENUE &  
GUADALUPE ROAD  
PROJECT BOUNDARY



**CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	39.26'	24.99'	090°01'50"	25.00	35.35	N45°00'55"E
C2	39.27'	24.99'	090°01'50"	25.00	35.35	S45°00'55"W
C3	39.27'	25.01'	089°58'10"	25.00	35.36	N44°59'05"W

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N89°59'30"E	50.00'
L2	N00°00'00"E	209.95'
L3	S89°58'10"E	275.03'
L4	S00°00'00"E	234.75'
L5	S89°59'30"W	300.03'
L6	N90°00'00"E	50.00'
L7	N89°58'10"W	200.00'

NO SCALE

EXHIBIT

4550 North 12th Street  
 Phoenix, Arizona 85014  
 Phone 602-264-6831  
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**ARIZONA AVENUE &  
 GUADALUPE ROAD**

**PROJECT BOUNDARY**



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