ORDINANCE NO. 5177

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 SINGLE-FAMILY DISTRICT/ PLANNED AREA DEVELOPMENT (SF-8.5/PAD) IN CASE PLH26-0029 (STELLAR CITY NORTH) LOCATED AT THE NORTHEAST CORNER OF STELLAR PARKWAY AND MERCURY WAY 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 SF-8.5 to SF-8.5/PAD, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Stellar City North" and kept on file in the City of Chandler Planning Division, in File No. PLH26-0029, 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 SF-8.5 zoning district.

3. The minimum building setbacks for attached and detached residential hangars shall be as follows:
   Front: Per SF 8.5 standards
   Sides (for interior lots): 0 feet each side
   Sides (for corner lots): Street side: shall be not less than one-half (½) as required for a front yard for the abutting street; Interior side: 0 feet
   Rear: 0 ft

4. The primary dwelling and all other accessory structures shall utilize the minimum building setbacks in the SF-8.5 zoning district.

5. Residential hangars shall not exceed thirty (30) feet in height.

6. The total building lot coverage shall not exceed forty-five (45) percent of the net lot area.

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 precent 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. 5177 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 in the Arizona Republic on:

Exhibit A

LEGAL DESCRIPTION

REZONING MAP

LOTS 41 THROUGH 45, OF STELLAR CITY AIR PARK, AS RECORDED IN BOOK 123 OF MAPS, PAGE 44 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 45;

THENCE NORTH 89°05'14" WEST, 95.00 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A DELTA OF 90°00'53", AND AN ARC LENGTH OF 70.69 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A DELTA OF 38°94'84", AND AN ARC LENGTH OF 30.59 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A DELTA OF 38°94'84", AND AN ARC LENGTH OF 30.59 FEET;

THENCE NORTH 89°05'14" WEST, 467.43 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A DELTA OF 90°00'00", AND AN ARC LENGTH OF 31.42 FEET;

THENCE NORTH 00°54'46" EAST, 165.00 FEET;

THENCE SOUTH 89°05'14" EAST, 90.00 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 58.00 FEET, A DELTA OF 131°10'34", AND AN ARC LENGTH OF 132.79 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A DELTA OF 41°10'34", AND AN ARC LENGTH OF 25.15 FEET;

THENCE SOUTH 89°05'14" EAST, 424.79 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A DELTA OF 90°01'00", AND AN ARC LENGTH OF 78.54 FEET;

THENCE SOUTH 00°54'46" WEST, 125.00 FEET TO THE POINT OF BEGINNING.

Perimeter: 1766.937' Area: 105093.71 Sq. Ft. / 2.413 Ac.

