ORDINANCE NO. 5179

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)/PLANNED AREA DEVELOPMENT (PAD) FOR PROFESSIONAL OFFICES TO SINGLE-FAMILY DISTRICT (SF-8.5)/PLANNED AREA DEVELOPMENT FOR PROFESSIONAL OFFICES TO INCLUDE ADULT DAYCARE AS A PERMITTED USE IN CASE PLH25-0001 (REZAMP OFFICE #2 AND #3) LOCATED AT 456 AND 484 W 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 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 to include Adult Daycare as a permitted use within an SF-8.5/PAD for professional offices, subject to the following conditions:

1. Development shall be in substantial conformance with the attached exhibits and kept on file in the City of Chandler Planning Division, on file in PLH25-0001 Rezamp Office #2 and #3, modified by such conditions included at the time the exhibits were approved by the City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. Uses permitted shall be those permitted in the SF-8.5 Single-family District and office, except that medical uses such as but not limited to general practitioners, pediatricians, dental, and optometrists shall be prohibited. Adult daycare and medical uses such as but not limited to psychiatry, counseling services and other medical specialists, shall be permitted subject to providing a parking study to be reviewed and approved by the Zoning Administrator that demonstrates the services provided will not generate a parking demand that exceeds the number of parking spaces on the site.

3. Any development on either lot must comply with SF-8.5 development standards except that building setbacks for the existing structure located at the north-west corner of the site shall comply with a side yard setback of zero (0) feet and a rear yard setback of seven (7) feet.

4. The maximum number of on-site employees per address shall not exceed six (6).

5. No building shall operate on weekends and shall close no later than 6 p.m. during the week.

6. All employees and clients shall park on-site.

7. The site shall be maintained in a clean and orderly manner.

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. 5179 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 – Rezamp LLC Office #2

484 W Chandler Blvd

Full LD: PARK MANORS LOT 15 & W2 LOT 14

Abbreviated LD: LOT 15 PARK MANORS MCR 003706

LD: Lot 15 and the West half of Lot 14, Park Manors, a subdivision recorded in Book 37 of Maps, Page 6, records of Maricopa County, Arizona; Except all the oil, gas, coal and other minerals, as reserved to the United States of America, in Book 460 of Deeds, Page 257, records of Maricopa County, Arizona.

LEGAL DESCRIPTION – Rezamp LLC Office #3

456 W Chandler Blvd

Full LD: PARK MANORS LOT 13 & E2 LOT 14

Abbreviated LD: LOT 13 PARK MANORS MCR 003706

LD: Lot 13, and the East half of Lot 14, Park Manors, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 37 of Maps, Page 6; Except all oil, gas, coal, and other minerals, as reserved in the United States of America, in Book 460 of Deeds, Page 257.