



MEMORANDUM **Transportation & Development - CC Memo No. 11-079**

DATE: JULY 11, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
 JEFF KURTZ, ZONING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: DVR11-0021 SOUTH OF THE SOUTHEAST CORNER OF COOPER AND OCOTILLO ROADS
 Introduction and Tentative Adoption of Ordinance No. 4297

- Request: The establishment of initial city zoning of Agricultural District (AG-1)
- Location: South of the southeast corner of Cooper and Ocotillo roads
- Applicant: City of Chandler
- Project Info: Approximate 1.6-acre site
- Owner: Lowell Huggins

RECOMMENDATION

The request is to establish the initial city zoning as a part of, and follow up to, the City’s Annexation process. Upon finding the request to be consistent with the General Plan and Southeast Chandler Area Plan, Planning Commission and Staff recommend approval.

BACKGROUND

The request is to establish the initial city zoning of Agricultural District (AG-1) on an approximate 1.6-acre site located south of the southeast corner of Cooper and Ocotillo roads. The subject site is located within the Southeast Chandler Area Plan and is designated as “Traditional Suburban Character”, allowing for residential uses.

Single-family residential homes are adjacent to the site's north, east, and south. A single-family home that operates as a nursery (agricultural) is adjacent to the site's west side, and is within the jurisdiction of the County.

This request, initiated by Staff, simply serves to establish the site with a zoning designation of AG-1. Consistent with State Statutes, when a property is annexed into a municipality's jurisdiction, the municipality must grant a zoning designation equivalent to the zoning designation enjoyed in the County; the AG-1 zoning designation meets this requirement. The approval of this zoning action insures that any future development on the site shall occur in conformance with City standards.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- Staff has received two phone calls regarding the request; both were in support. Staff is unaware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

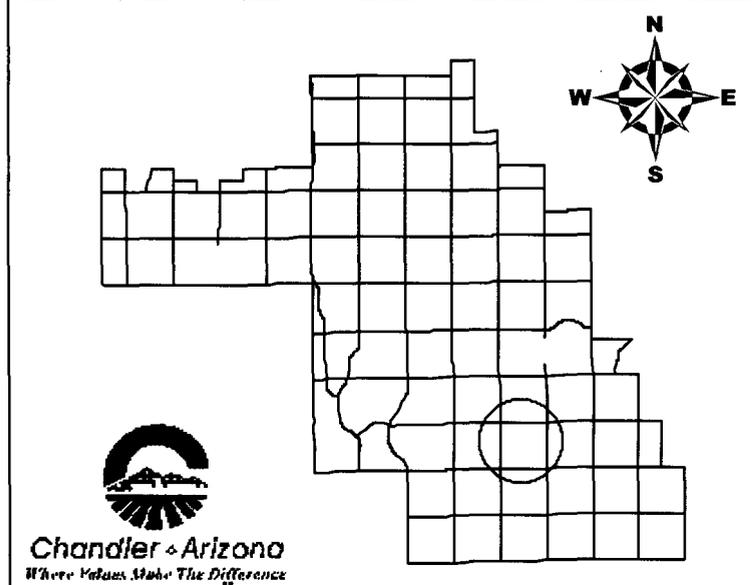
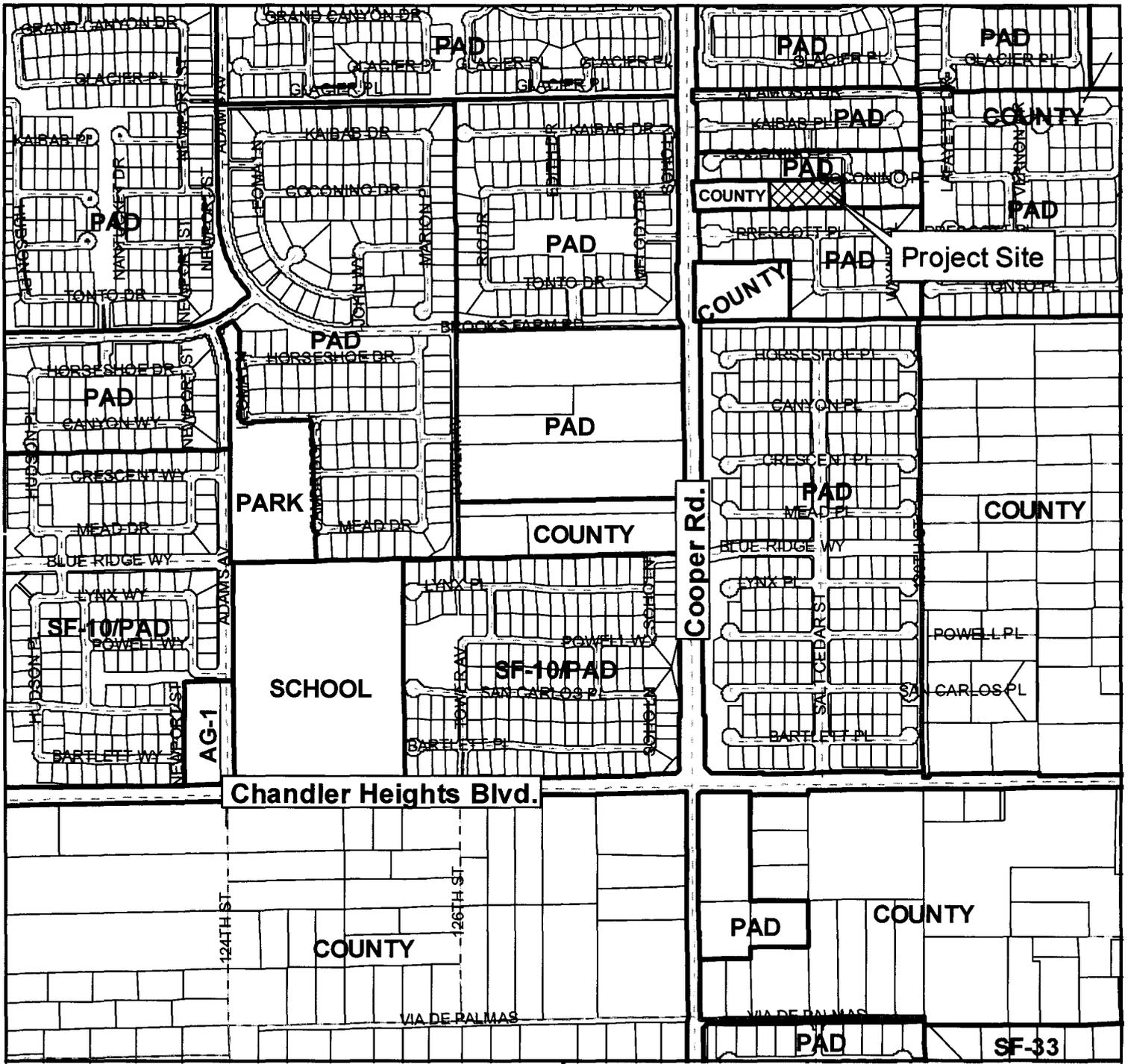
Upon finding consistency with the General Plan and Southeast Chandler Area Plan, Planning Commission and Staff recommend approval of the establishment of initial city zoning of AG-1 on an approximate 1.6-acre site located south of the southeast corner of Cooper and Ocotillo roads.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 4297, approving the establishment of initial city zoning of AG-1 on an approximate 1.6-acre site in case DVR11-0021 SOUTH OF THE SOUTHEAST CORNER OF COOPER AND OCOTILLO ROADS, as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Ordinance No. 4297

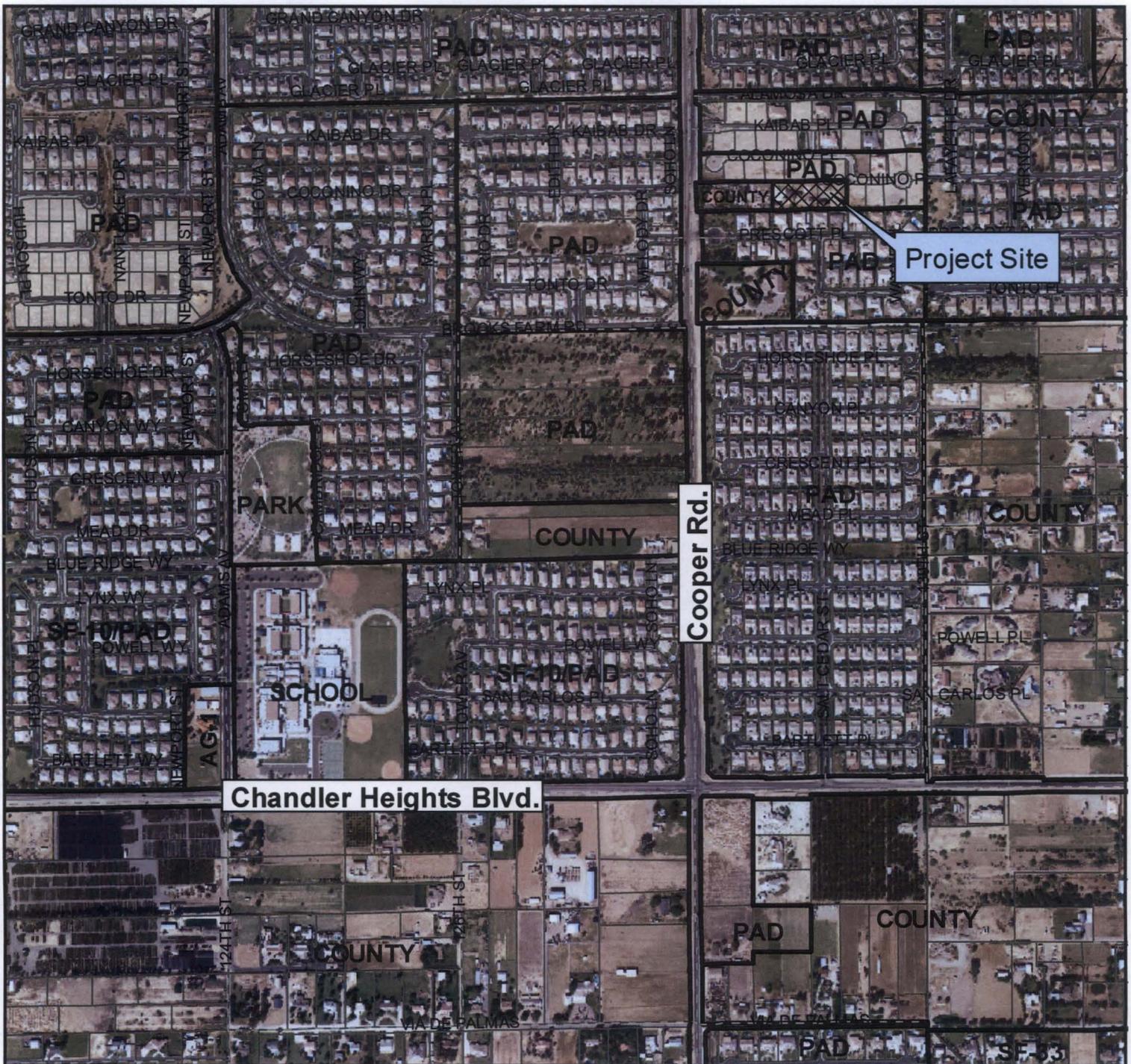


Vicinity Map

DVR11-0021

South of the Southeast Corner of
Cooper and Ocotillo Roads

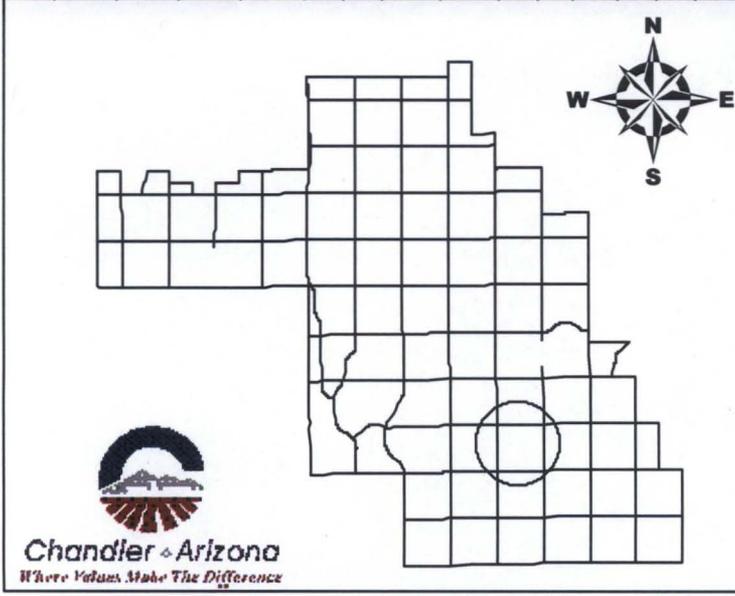
CITY OF CHANDLER 5/20/2011



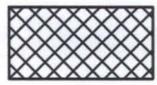
Chandler Heights Blvd.

Cooper Rd.

Project Site



Vicinity Map



DVR11-0021

**South of the Southeast Corner of
Cooper and Ocotillo Roads**



ORDINANCE NO. 4297

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL DISTRICT (AG-1) (DVR11-0021 SOUTH OF THE SOUTHEAST CORNER OF COOPER AND OCOTILLO ROADS) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving 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 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 said public hearing; 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 I. Legal Description of Property:

See Attached Exhibit 'A'

Said parcel is hereby zoned Agricultural District (AG-1).

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department 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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this ____ day of _____, 2011.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2011.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4297 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2011, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED:

EXHIBIT "A"

Commencing at the Northwest corner of the South half of the South half of the North half of the Southwest quarter of the Northwest quarter of Section 24, Township 2 South, Range 5 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona:

Thence North 89 degrees 30 minutes 35 seconds East along the Northerly line of said South half of the South half of the North half of the Southwest quarter of the Northwest quarter of Section 24 a distance of 459.45 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 89 degrees 30 minutes 35 seconds East, a distance of 426.45 feet;

Thence South 00 degrees 02 minutes 10 seconds East, a distance of 165.13 feet, being parallel with the Easterly line of said Southwest quarter of the Northwest quarter of Section 24;

Thence South 89 degrees 31 minutes 04 seconds West, a distance of 426.48 feet;

Thence North 00 degrees 01 minutes 16 seconds West, a distance of 165.07 feet to the POINT OF BEGINNING.

Containing an area of 70,406 square feet (1.62 acres) more or less.

Note: The legal description above is based on county and municipal documents. It is not based on a boundary survey of the subject parcel.