

PH1

NOV 14 2011

Chandler



2010



Chandler · Arizona  
Where Values Make The Difference

**MEMORANDUM                      Transportation & Development – CC Memo No. 11-118**

**DATE:**            OCTOBER 31, 2011

**TO:**                MAYOR AND CITY COUNCIL

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

**FROM:**            ERIK SWANSON, CITY PLANNER *ES*

**SUBJECT:**        ANNEXATION – EAST OF THE SOUTHEAST CORNER OF LINDSAY AND OCOTILLO ROADS

Request:            Annexation of approximately 23.8 acres

Location:           East of the southeast corner of Lindsay and Ocotillo Roads

Applicant:          Jason Weber; Maracay Homes

A public hearing for the property was cancelled at the October 27, 2011 City Council hearing due to an inaccurate legal description; the legal description has been corrected.

**BACKGROUND**

The subject site is located east of the southeast corner of Lindsay and Ocotillo roads, and is currently zoned R-43. The Chandler Land Use Element of the General Plan designates the area for Low Density (single-family) Residential. Furthermore, the subject site is located within the Southeast Chandler Area Plan and is designated as Residential for Traditional Suburban Character, allowing for single-family residential development to be considered.

**EXISTING CONDITIONS**

The subject site is currently zoned R-43 within the County. Directly north, across Ocotillo Road is vacant land and single-family homes, both within the jurisdiction of the Town of Gilbert. East of the site is a partially developed subdivision that construction had started in the County, but has since ceased. It is anticipated that with the successful annexation of the subject site the adjacent eastern site will be requesting annexation into the City of Chandler. South is vacant land in the

County zoned R-43. West is vacant land zoned PAD for a single-family residential subdivision. Three people reside in the home. It is anticipated that the introduction of the annexation will be heard at the December 12th City Council hearing, with the final adoption taking place at the December 15th City Council hearing.

**UTILITY SERVICES**

The site is served with a 12” water line, 12” reclaimed water line, and an 8” sewer line, all located in Ocotillo Road; however, design of the lines has not been finally accepted by the City Engineer and additional work will need to occur by the developer.

**STAFF COMMENTS**

Staff circulated this request among City Departments and received no negative comments relative to the property’s annexation.

**RECOMMENDATION**

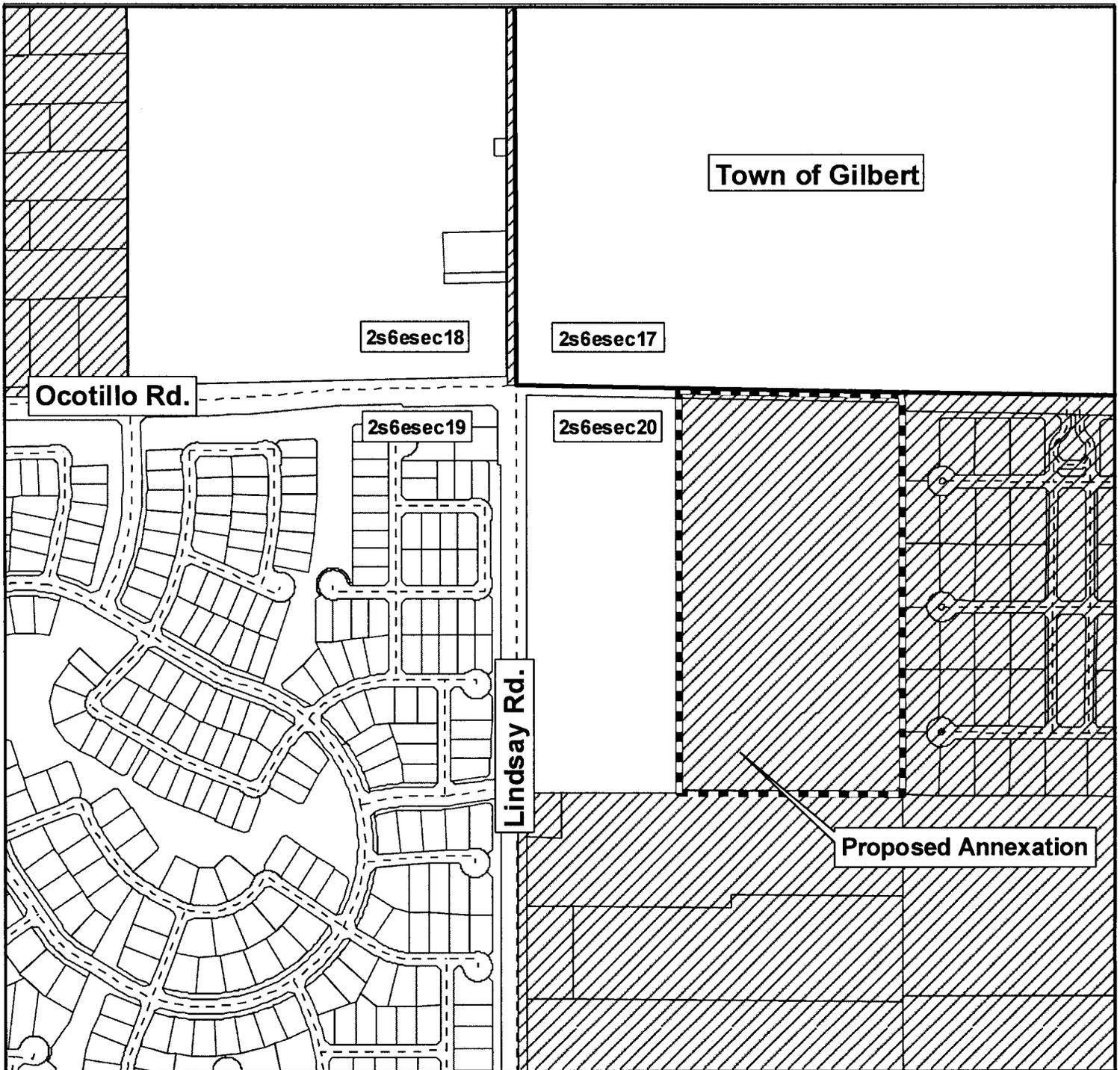
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

**MAYOR’S STATEMENT**

The Public Hearing regarding the proposed annexation is now open for comment.

**Attachments**

1. Location Map



Town of Gilbert

2s6esec18

2s6esec17

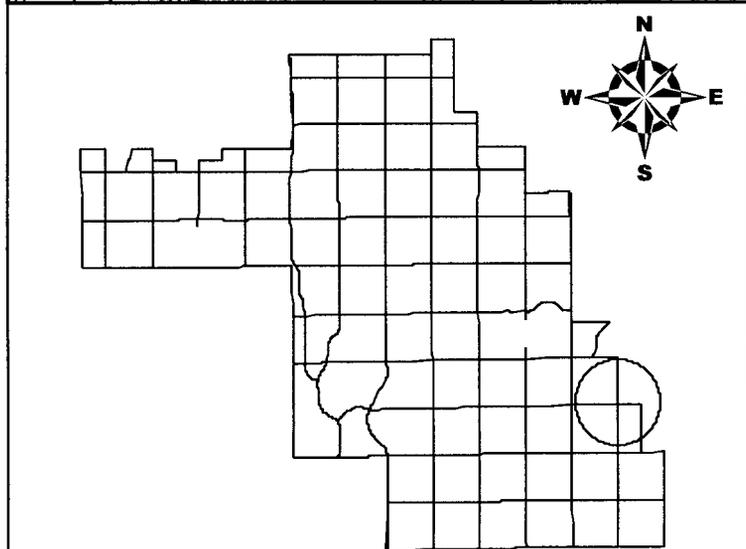
Ocotillo Rd.

2s6esec19

2s6esec20

Lindsay Rd.

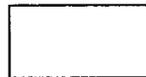
Proposed Annexation



# Annexation Map



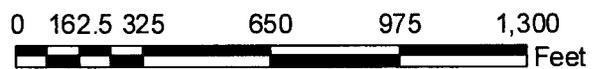
**Proposed Annexation**  
East of the Southeast Corner of Ocotillo Road and Lindsay Road



**Incorporated Area**



**Unincorporated Area**



**Exhibit A**