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DEC 12 2011



**MEMORANDUM                      Transportation & Development – CC Memo No. 11-120**

**DATE:**            NOVEMBER 21, 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  
                  Introduction and Tentative Adoption of Ordinance No. 4331

Request:            Annexation of approximately 23.8 acres

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

Applicant:           Jason Weber; Maracay Homes

**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. The Council held a public hearing on this item at the November 14, 2011 City Council hearing. Staff has received the signed petition from the property owner in time for the introduction of the annexation ordinance. The request has been processed in compliance with State Statutes governing annexations. Staff recommends approval of this annexation request.

**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.

Upon completion of the annexation process, City Council will also hear a request for the granting of a City initial zoning designation. It is anticipated that the request for City initial zoning will be heard at the December 15, 2011 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**

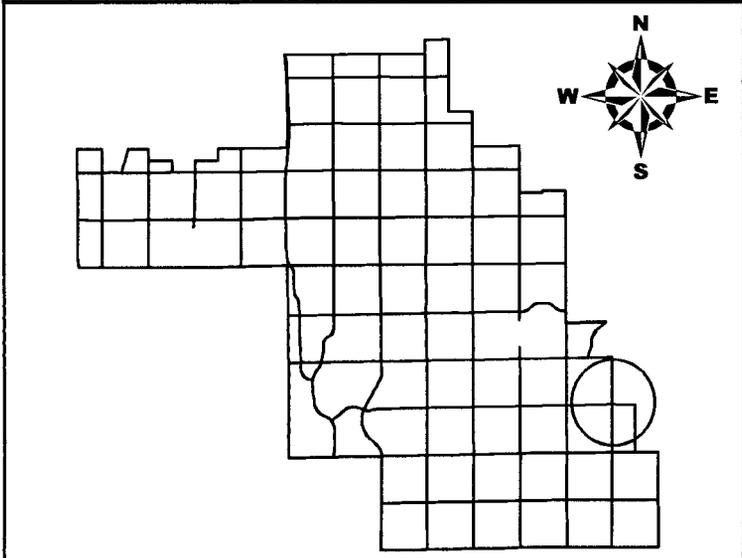
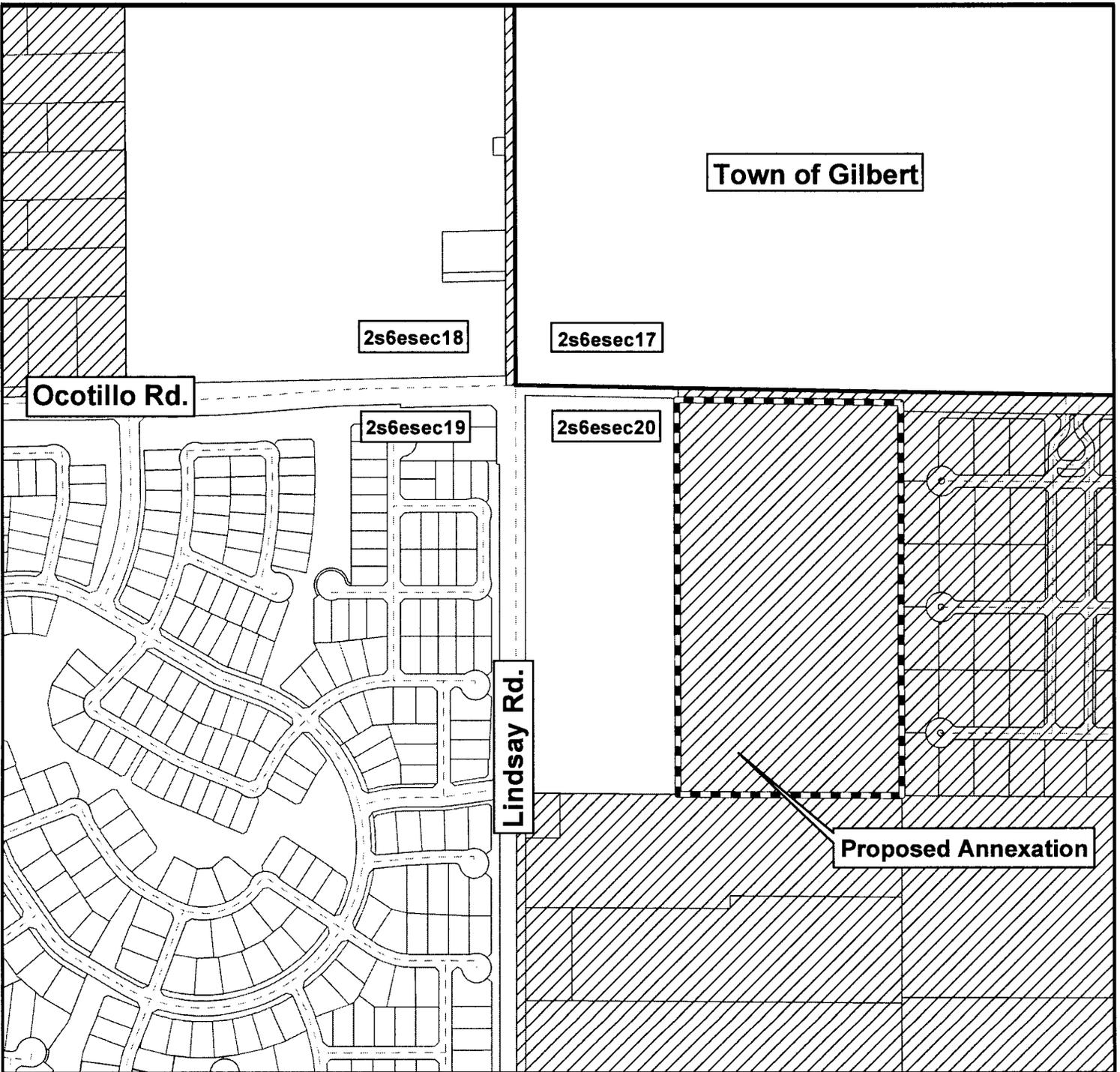
Staff circulated this request among City Departments and received no negative comments relative to the property’s annexation.

**PROPOSED MOTION**

Move to introduce and tentatively adopt Ordinance No.4331, annexing approximately 23.8 acres of land described in said Ordinance, also known as East of the Southeast Corner of Lindsay and Ocotillo roads, as recommended by Planning Commission and Staff.

**Attachments**

1. Location Map
2. Ordinance No. 4331



# Annexation Map

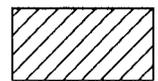
**Ordinance No. 4331**



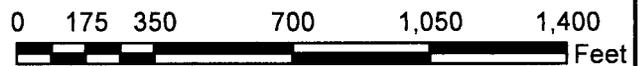
**Proposed Annexation**  
East of the Southeast Corner of Ocotillo Road and Lindsay Road



**Incorporated Area**



**Unincorporated Area**



**Exhibit A**

ORDINANCE NO. 4331

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF CHANDLER, MARICOPA COUNTY, STATE OF ARIZONA, (EAST OF THE SOUTHEAST CORNER OF LINDSAY AND OCOTILLO ROADS) PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF CHANDLER.

WHEREAS, a petition has been presented in writing to the City Council of the City of Chandler, Arizona, signed by the property owners of at least one-half of the value of the real and personal property as would be subject to taxation by the City of Chandler in the event of annexation and by more than one-half of the property owners within the territory and land hereinafter described as shown by the last assessment of said property, said territory being contiguous to the City of Chandler and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed to the City of Chandler so as to embrace the same; and

WHEREAS, a blank petition was filed on October 24, 2011 with the County Recorder, that a Public Hearing was held on November 14, 2011 after proper notice was given, that the thirty day waiting period ended on November 23, 2011 and that the petition was circulated thereafter and signed on November 22, 2011; and,

WHEREAS, the City Council of the City of Chandler, Arizona, is desirous of complying with said petition and extending and increasing the corporate limits of the City of Chandler to include said territory; and,

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed by the City of Chandler and had attached thereto at all times an accurate map of the territory desired to be annexed; and,

WHEREAS, no additions or alterations increasing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and/or personal property in such territory; and,

WHEREAS, no alterations decreasing the territory sought to be annexed have been made and therefore the territory to be annexed is the territory hereinafter described; and

WHEREAS, proper and sufficient certification and proof and the foregoing facts are now on file in the Office of the City Clerk of the City of Chandler, Arizona, together with the original petition referred to herein;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION 1. That the following described territory be and the same hereby is annexed to the City of Chandler and that the present corporate limits be and the same hereby are extended and increased to include the following described territory contiguous to the present City limits:

Parcel No. 1

That part of the northwest quarter of Section 20, Township 2 South, Range 6 East, Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northwest corner of said Section 20;

Thence South 89 degrees 00 minutes 01 seconds East along the north line of said Section 20, a distance of 554.13 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 89 degrees 00 minutes 01 seconds East along said north line, a distance of 759.61 feet to a point from which the North quarter corner of said Section 20 is 1313.74 feet;

Thence leaving said north line South 00 degrees 00 minutes 27 seconds East a distance of 33.01 feet;

Thence South 00 degrees 00 minutes 42 seconds East a distance of 1327.91 feet;

Thence North 89 degrees 37 minutes 54 seconds West a distance of 759.69 feet;

Thence North 00 degrees 00 minutes 14 seconds West a distance of 1336.28 feet;

Thence North 00 degrees 00 minutes 27 seconds West a distance of 33.01 feet to a point on the north line of Section 20, said point also being the TRUE POINT OF BEGINNING.

Excluding the northern 33.01 feet.

Described parcel comprises an area of 1,036,908 Sq. Ft. or 23.8 acres, more or less.

SECTION 2. Upon adoption of this annexation ordinance, and in no event for longer than six (6) months after the effective date of this annexation ordinance, the county zoning for said property shall continue in effect, unless and until the City of Chandler has established City zoning for said property.

SECTION 3. The Clerk of this City is hereby instructed to file and record a copy of this Ordinance, together with an accurate map of said annexed territory, certified by the Mayor of said City, in the Office of the County Recorder of Maricopa County, Arizona.

SECTION 4. The Planning and 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. 4331 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.

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY GAB

\_\_\_\_\_  
CITY CLERK

PUBLISHED: