

MINUTES OF THE REGULAR MEETING OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held in the Chandler City Council Chambers, 88 E. Chicago St., on Monday, December 12, 2011, at 7:05 p.m.

THE MEETING WAS CALLED TO ORDER BY MAYOR JAY TIBSHRAENY.

The following members answered roll call:

Jay Tibshraeny	Mayor
Trinity Donovan	Vice-Mayor
Kevin Hartke	Councilmember
Rick Heumann	Councilmember
Matt Orlando	Councilmember*
Jack Sellers	Councilmember (Absent)
Jeff Weninger	Councilmember

*Councilmember Orlando participated in the meeting via telephone.

Also in attendance:

Rich Dlugas	City Manager
Pat McDermott	Assistant City Manager
Mary Wade	City Attorney
Marla Paddock	City Clerk

INVOCATION: Councilmember Hartke

PLEDGE OF ALLEGIANCE: Vice-Mayor Donovan

UNSCHEDULED PUBLIC APPEARANCES: None

CONSENT:

MOVED BY VICE-MAYOR DONOVAN, SECONDED BY COUNCILMEMBER WENINGER, TO APPROVE THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY (6-0).

1. MINUTES

APPROVED, as presented, Minutes of the City Council Special Meeting of November 17, 2011 and City Council Regular Meetings of November 14, 2011, and November 17, 2011

2. NO COST EASEMENT: SRP Ord. #4320

ADOPTED Ordinance No. 4320 granting two no-cost power distribution easements to Salt River Project (SRP) for the Airport Boulevard Realignment Project.

3. NO COST EASEMENT: SRP Ord. #4321

ADOPTED Ordinance No. 4321 granting a no-cost power distribution easement to Salt River Project (SRP) for the Airport Boulevard Realignment Project.

4. PUBLIC UTILITIES EASEMENT: Airport Boulevard Ord. #4328

ADOPTED Ordinance No. 4328 dedicating a Public Utilities Easement for the Airport Boulevard Realignment Project.

5. RIGHT-OF-WAY ANNEXATION: Gilbert and Pecos Roads Ord. #4329

ADOPTED Ordinance No. 4329, Right-of-Way Annexation of certain County Rights-of-Way of approximately 0.05 acres on Gilbert Road north of Pecos Road.

6. RIGHT-OF-WAY ANNEXATION: NEC Gilbert and Pecos Roads Ord. #4330

ADOPTED Ordinance No. 4330, Right-of-Way Annexation of certain Gilbert Road Rights-of-Way of approximately 0.09 acres at the NEC of Gilbert Road and Pecos Road contingent upon de-annexation by the Town of Gilbert.

7. ANNEXATION: East of the SEC of Lindsay and Ocotillo Roads Ord. #4331

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 4331, annexation east of the SEC of Lindsay and Ocotillo roads, annexation of approximately 23.8 acres located east of the SEC of Lindsay and Ocotillo roads.

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.

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.

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 circulated this request among City Departments and received no negative comments

relative to the property's annexation

PUBLIC HEARING:

PH1. ANNEXATION: SWC of Ocotillo Road and 148th Street

Discussion:

MAYOR TIBSHRAENY OPENED THE PUBLIC HEARING AT 7:08 P.M.

City Planner ERIK SWANSON explained to the Council that the public hearing was needed for the annexation of 40 acres at the southwest corner of Ocotillo road and 148th Street. He told the Council that the property was in the County and was partially developed for a single family residential subdivision. The development seized and the developer is looking to commence development once the property is annexed into the City. Mr. Swanson told the Council that staff received a zoning application in addition to a PDP for subdivision layout and housing product.

Mr. Swanson added that the site was currently served with utilities in Ocotillo road and was in the southeast Chandler Area Plan and was designated a single family residential. He added that there were no negative comments from staff.

In response to a question from COUNCILMEMBER WENINGER, Mr. Swanson indicated that staff would work with the developer. He mentioned that there were modifications that would be done to their site plan. He added that the staff would be ensuring that the developer worked and met the City standards.

COUNCILMEMBER WENINGER questioned if there were was a possibility of the developer having to split the lots in the area.

MR. SWANSON replied the developer was actually proposing to split the lots in the area in half. He added that the developer was also proposing to modify the central cul-de-sac to get additional housing in the area.

COUNCILMEMBER HEUMANN asked if the area fell in the South East Area Plan and if there was a certain requirement in southeast Chandler requiring lot size.

MR. SWANSON indicated that the area did fall into the South East Area Plan. He went on to explain that there was not a requirement in terms of lot size; however, staff looked at density caps and amenities used to achieve higher density. He added that the developer had been meeting criteria.

MAYOR TIBSHRAENY CLOSED THE PUBLIC HEARING AT 7:12 P.M.

CURRENT EVENTS:

A. Mayor's Announcements:

