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JAN 26 2012



**MEMORANDUM                      Transportation & Development - CC Memo No. 12-005**

**DATE:**                      JANUARY 10, 2012

**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:**                      DVR11-0049 FINISTERRA – CITY INITIAL ZONING  
                                    Introduce and Tentatively Adopt Ordinance No. 4340

Request:                      The establishment of initial city zoning of Single-Family (SF-18)

Location:                      Southwest corner of Ocotillo Road and 148<sup>th</sup> Street

Applicant:                      City of Chandler

**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 the Southeast Chandler Area Plan (SECAP), Planning Commission and Staff recommend approval.

**BACKGROUND**

The request is to establish the initial city zoning of Single-Family (SF-18) on an approximate 40.8-acre site located at the southwest corner of Ocotillo Road and 148<sup>th</sup> Street. The subject site is located within the SECAP and is designated as supporting "Traditional Suburban Character" residential development.

The subject site is currently zoned R-18 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 vacant land that is currently being farmed located within the Town of Gilbert. South is vacant land in the County zoned R-43. West is vacant land that is currently in the process of being rezoned for a single-family residential subdivision.

This request, initiated by Staff, simply serves to establish the site with a zoning designation of SF-18. 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 SF-18 zoning designation meets this requirement. The approval of this zoning action ensures that any future development on the site shall occur in conformance with City standards. A Rezoning and Preliminary Development Plan application for a single-family residential subdivision has been filed with the City, and is currently under review.

**PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 4    Opposed: 0    Absent: 3 (Baron, Cunningham, Rivers)

**RECOMMENDED ACTION**

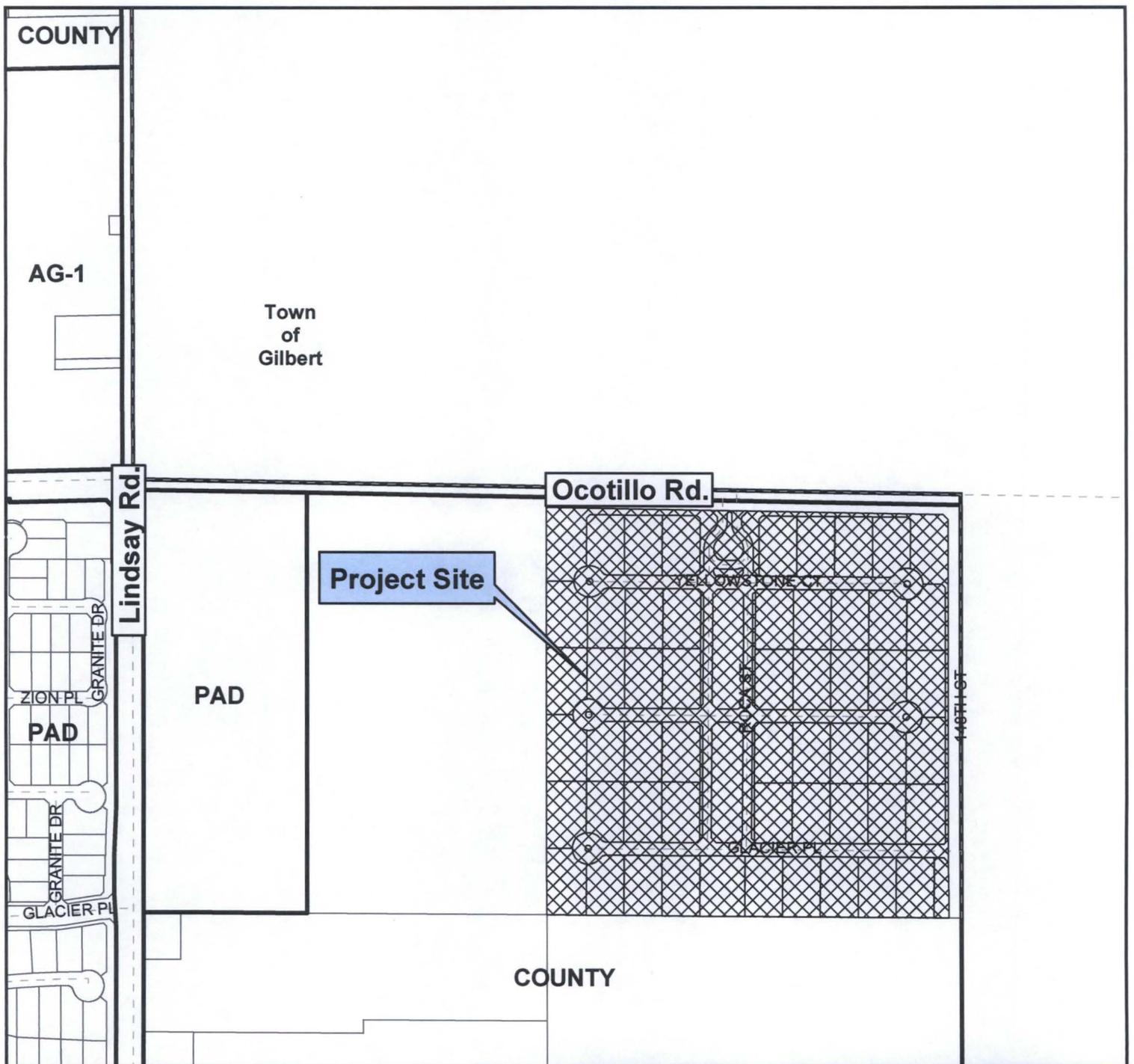
Upon finding consistency with the General Plan and the SECAP, Planning Commission and Staff recommend approval of the establishment of initial city zoning of SF-18 on an approximate 40.8-acre site located at the southwest corner of Ocotillo Road and 148<sup>th</sup> Street.

**PROPOSED MOTION**

Move to introduce and tentatively adopt Ordinance No. 4340, establishment of initial city zoning of SF-18 on an approximate 40.8-acre site in case DVR11-0049 FINISTERRA – CITY INITIAL ZONING, as recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Ordinance No. 4340



## Vicinity Map



DVR11-0049

**Finisterra-  
City Initiative**



## Vicinity Map



DVR11-0049

**Finisterra-  
City Initiative**



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CITY OF CHANDLER 12/26/2011

**ORDINANCE NO. 4340**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF SINGLE-FAMILY DISTRICT (SF-18) (DVR11-0049 FINISTERRA – CITY INITIAL ZONING) 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 Single-Family District (SF-18).

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 \_\_\_\_\_, 2012.



**EXHIBIT "A"**

**Legal Description – Boundary**

Finisterra, a subdivision, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 919, Page 47, except that portion of right-of-way dedicated for Ocotillo Road and 148<sup>th</sup> Street with said plat of record, and being more particularly described as follows:

Commencing at the Northwest Corner of Section 20, Township 2 South, Range 6 East;

Thence S89°00'01"E, along the North line of said Section 20, a distance of 1313.74 feet;

Thence S00°00'59"E a distance of 65.01 feet to a point on the South right-of-way line of Ocotillo and the POINT OF BEGINNING;

Thence continuing S00°00'59"E a distance of 1296.11 feet;

Thence S89°37'43"E a distance of 1273.78 feet to a point on the West right-of-way line of 148<sup>th</sup> Street;

Thence N00°01'32"W, along said West right-of-way line, a distance of 1267.15 feet;

Thence N44°30'47"W a distance of 21.40 feet to a point on the South right-of-way line of Ocotillo Road;

Thence N89°00'01"W, along said South right-of-way line, a distance of 1258.74 feet to the POINT OF BEGINNING;

Containing 1,641,779.96 square feet, or 37.6901 acres.

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