



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 ensures that any future development on the site shall occur in conformance with City standards. It is anticipated that a Rezoning and Preliminary Development Plan application for an expansion of the church campus will be submitted shortly.

**PUBLIC NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Staff has heard from a couple of residents adjacent to the subject site with general questions regarding the request. Once Staff had an opportunity to explain the request all of the residents expressed support.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 7    Opposed: 0

**RECOMMENDED ACTION**

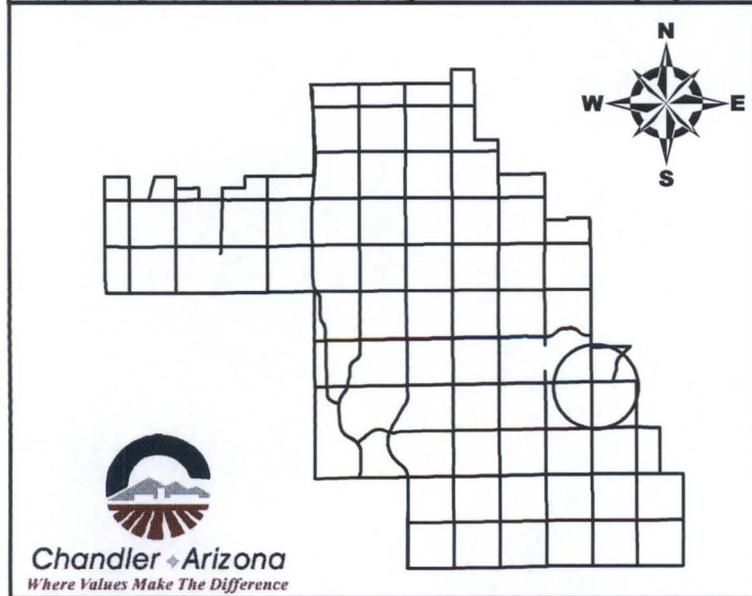
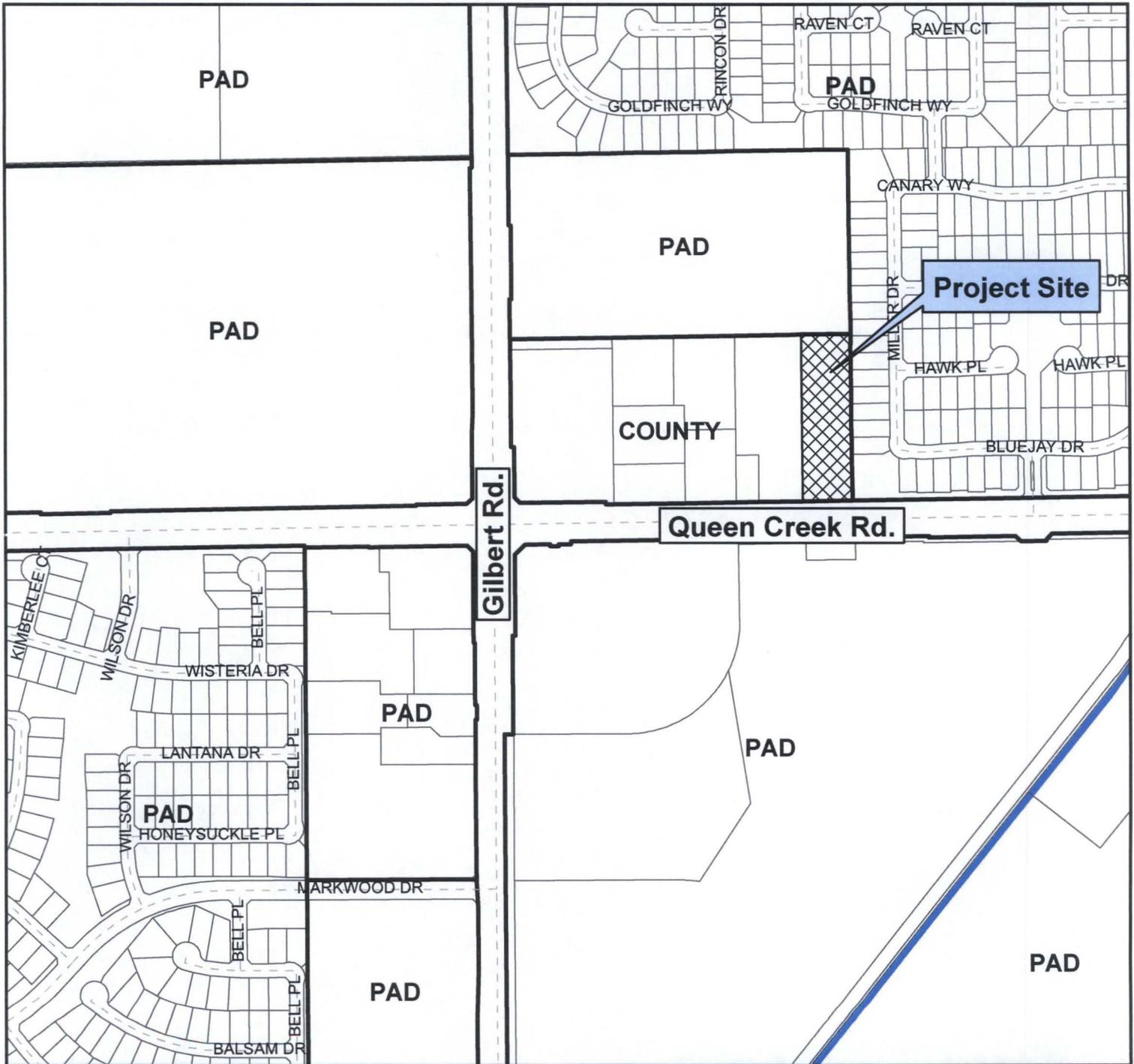
Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the establishment of initial city zoning of AG-1 on an approximate 2.3-acre site located east of the northeast corner of Queen Creek and Gilbert roads.

**PROPOSED MOTION**

Move to introduce and tentatively adopt Ordinance No. 4364, establishment of initial city zoning of AG-1 on an approximate 2.3-acre site in case DVR12-0012 EAST OF THE NORTHEAST CORNER OF QUEEN CREEK AND GILBERT ROADS, as recommended by Planning Commission and Staff.

**Attachment**

1. Location Maps
2. Ordinance No. 4364



## Vicinity Map



DVR12-0012

East of the Northeast Corner of  
Queen Creek and Gilbert Roads



**ORDINANCE NO. 4364**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL (AG-1) (DVR12-0012 E OF THE NEC OF QUEEN CREEK AND GILBERT 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 \_\_\_\_\_, 2012.



EXHIBIT 'A'  
LEGAL DESCRIPTION

A parcel of land being part of the Southwest Quarter of Section 7, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

Commencing at the Southwest Corner of said Section 7, being marked by a Brass Cap in Hand Hole from which the West quarter corner of said section 7 bears N 00° 29' 02" W a distance of 2639.41;

Thence N 89° 05' 35" E along the Southerly line of the Southwest Quarter of said Section 7, a distance of 1100.01 feet to a point being the TRUE POINT OF BEGINNING;

Thence N 00° 28' 59" W a distance of 660.59 feet;

Thence N 88° 49' 40" E a distance of 174.40 feet;

Thence S 00° 48' 10" E a distance of 661.39 feet;

Thence S 89° 05' 35" W along the Southerly line of the Southwest Quarter of said Section 7, a distance of 178.08 feet to a point being the TRUE POINT OF BEGINNING;

Excluding the South 65.00 feet thereof.