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AUG 16 2012



MEMORANDUM

Transportation & Development – CC Memo No. 12-102

DATE: AUGUST 2, 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: ANNEXATION PUBLIC HEARING – WEST OF THE SOUTHWEST CORNER OF CHANDLER HEIGHTS AND GILBERT ROADS

Request: Annexation of approximately 25 acres

Location: West of the southwest corner of Chandler Heights and Gilbert roads

Applicant: Brennan Ray; Burch & Cracchiolo, P.A.

BACKGROUND

The subject site is located west of the southwest corner and Chandler Heights and Gilbert roads, and is currently zoned RU-43 in the County. The Chandler Land Use Element of the General Plan designates the area for Low Density (single-family) Residential. Additionally, the subject site is located within the Southeast Chandler Area Plan and is similarly designated as Rural/Agrarian Character, supporting low-density residential development.

The subject site is a conglomeration of seven parcels that are all currently zoned RU-43 within the County. The subject site is surrounded by agricultural land and residential development. North is Chandler Heights Road, with residential and agricultural uses located in the county beyond. East and south is the Circle G at Riggs Ranch single-family custom home subdivision. West is residential and agricultural uses located within the county.

UTILITY SERVICES

Existing municipal water service (16”), sewer service (18”) mains are located within Chandler Heights Road. The developer will be required to extend a 12” reclaimed water line in Chandler Heights Road to serve their property

STAFF COMMENTS

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

RECOMMENDATION

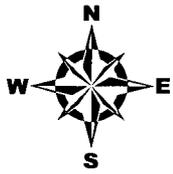
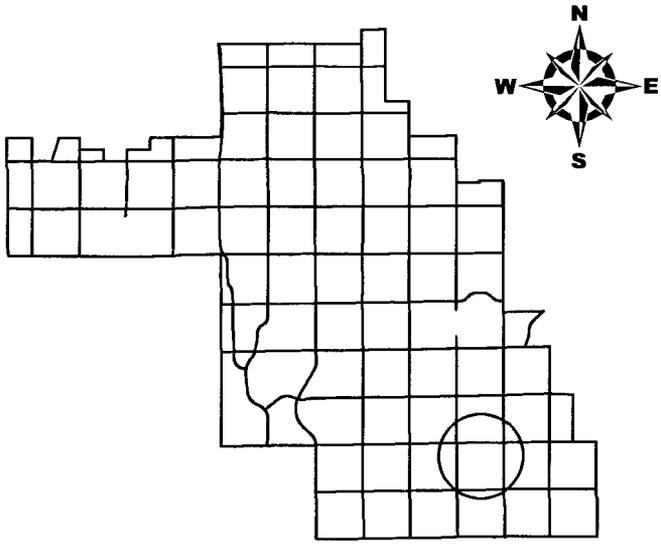
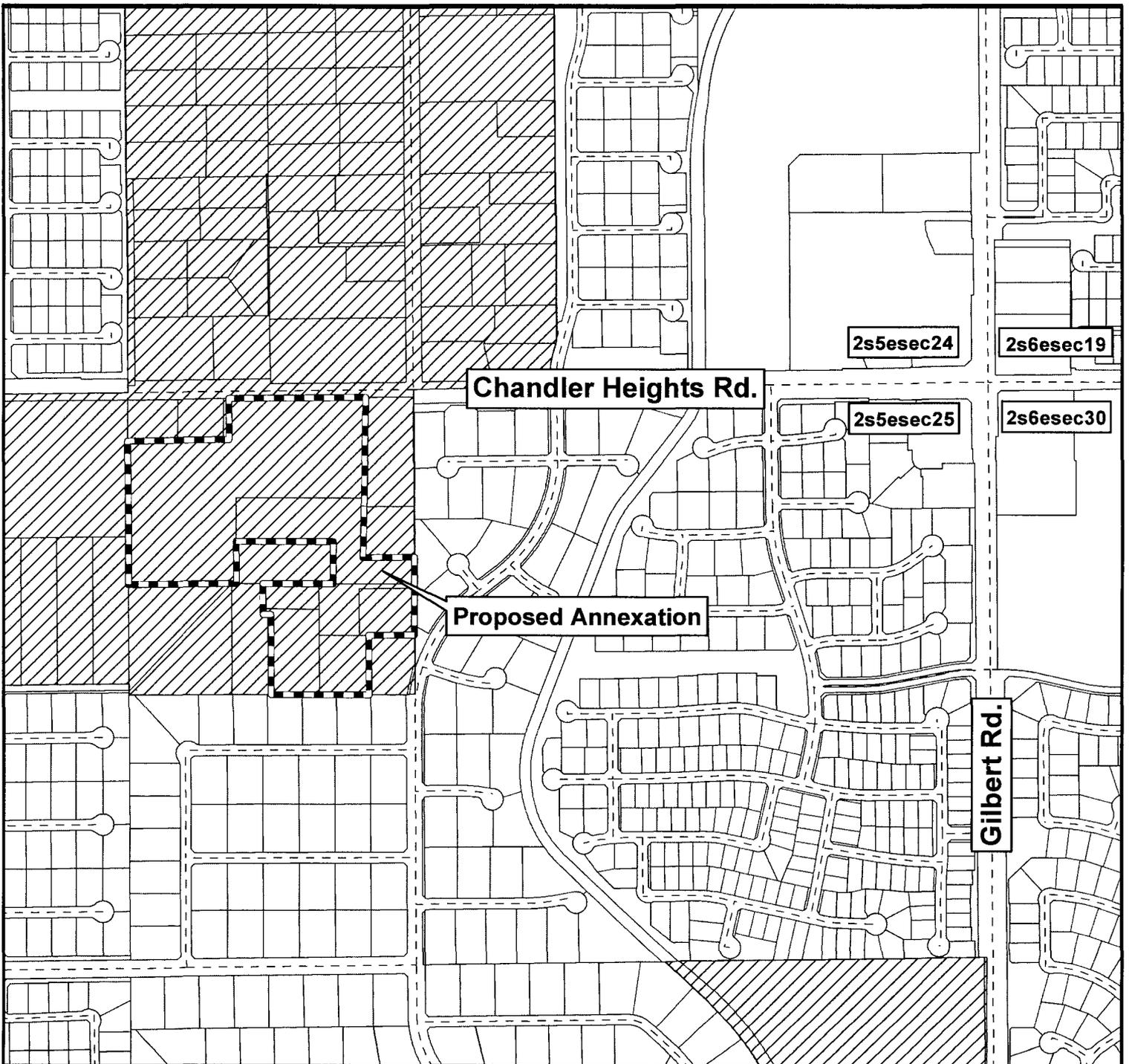
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

MAYOR’S STATEMENT

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

Attachments

1. Location Maps

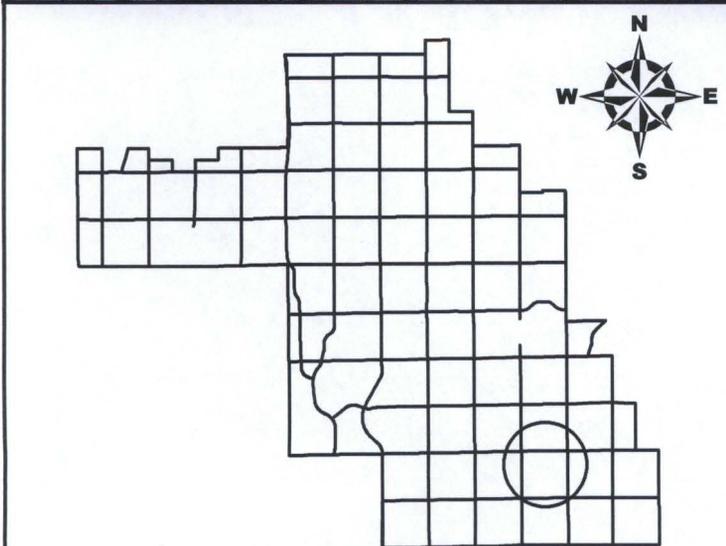
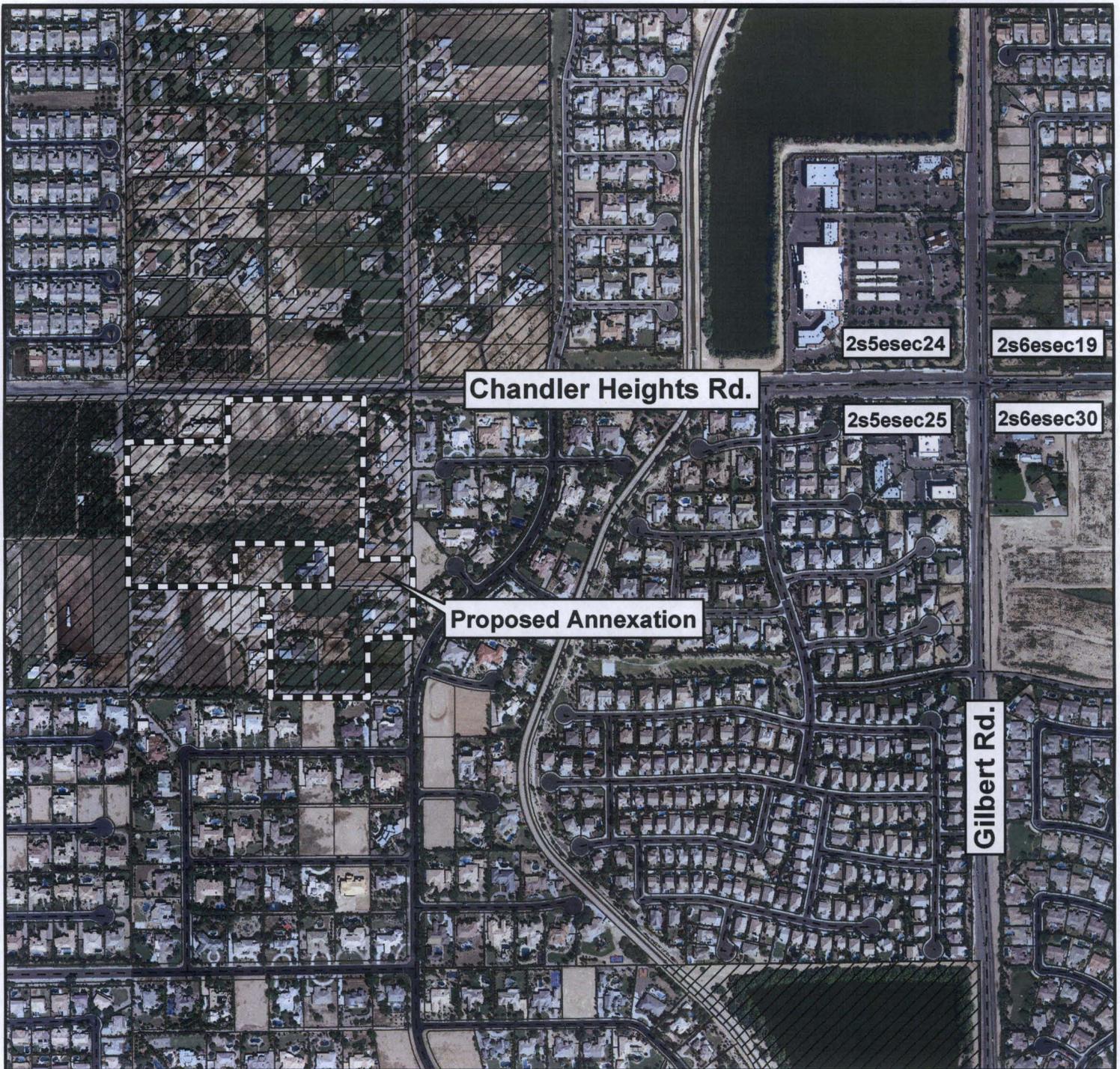


Annexation Map

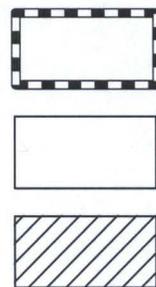
-  **Proposed Annexation**
West of the Southwest Corner of Chandler Heights and Gilbert Roads
-  **Incorporated Area**
-  **Unincorporated Area**



Exhibit A



Annexation Map



Proposed Annexation

West of the Southwest Corner of
Chandler Heights and Gilbert Roads

Incorporated Area

Unincorporated Area



Exhibit A