



MEMORANDUM Transportation & Development – CC Memo No. 12-143

DATE: NOVEMBER 26, 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: DVR12-0039 – WEST OF THE SOUTHWEST CORNER OF CHANDLER HEIGHTS AND GILBERT ROADS
 Move to Introduce and Tentatively Adopt Ordinance No. 4417

Request: The establishment of initial city zoning of Agricultural (AG-1)

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

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, Planning Commission and Staff recommend approval.

BACKGROUND

The request is to establish the initial city zoning of AG-1 on an approximate 24.98-acre site located west of the southwest corner of Chandler Heights and Gilbert roads. The Chandler Land Use Element of the General Plan and the Southeast Chandler Area Plan designate the area for Low Density Residential (single-family).

The subject site is surrounded by residential development. Acreage and farmed land are adjacent to the site’s west side. South and east of the site is the Circle G at Riggs Ranch custom, single-family residential subdivision.

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. A Rezoning and Preliminary Development Plan application for a single-family residential subdivision has been submitted and is currently in 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: 7 Oppose: 0

RECOMMENDED ACTION

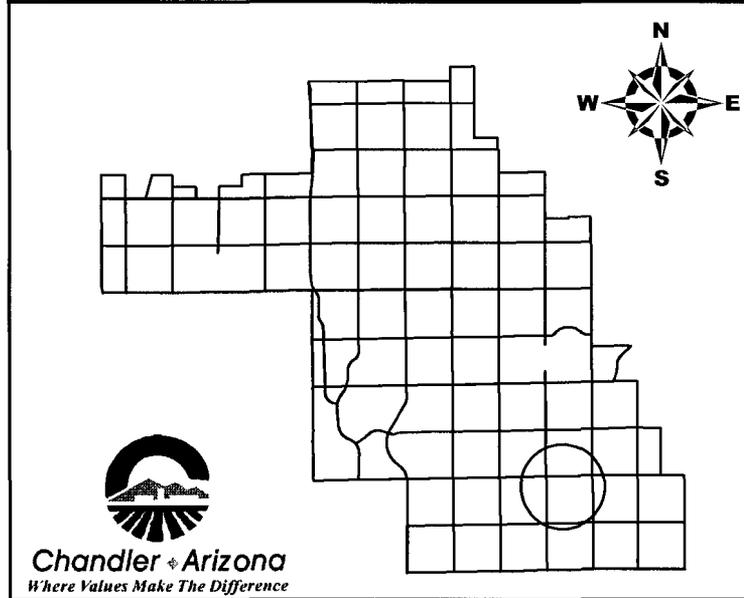
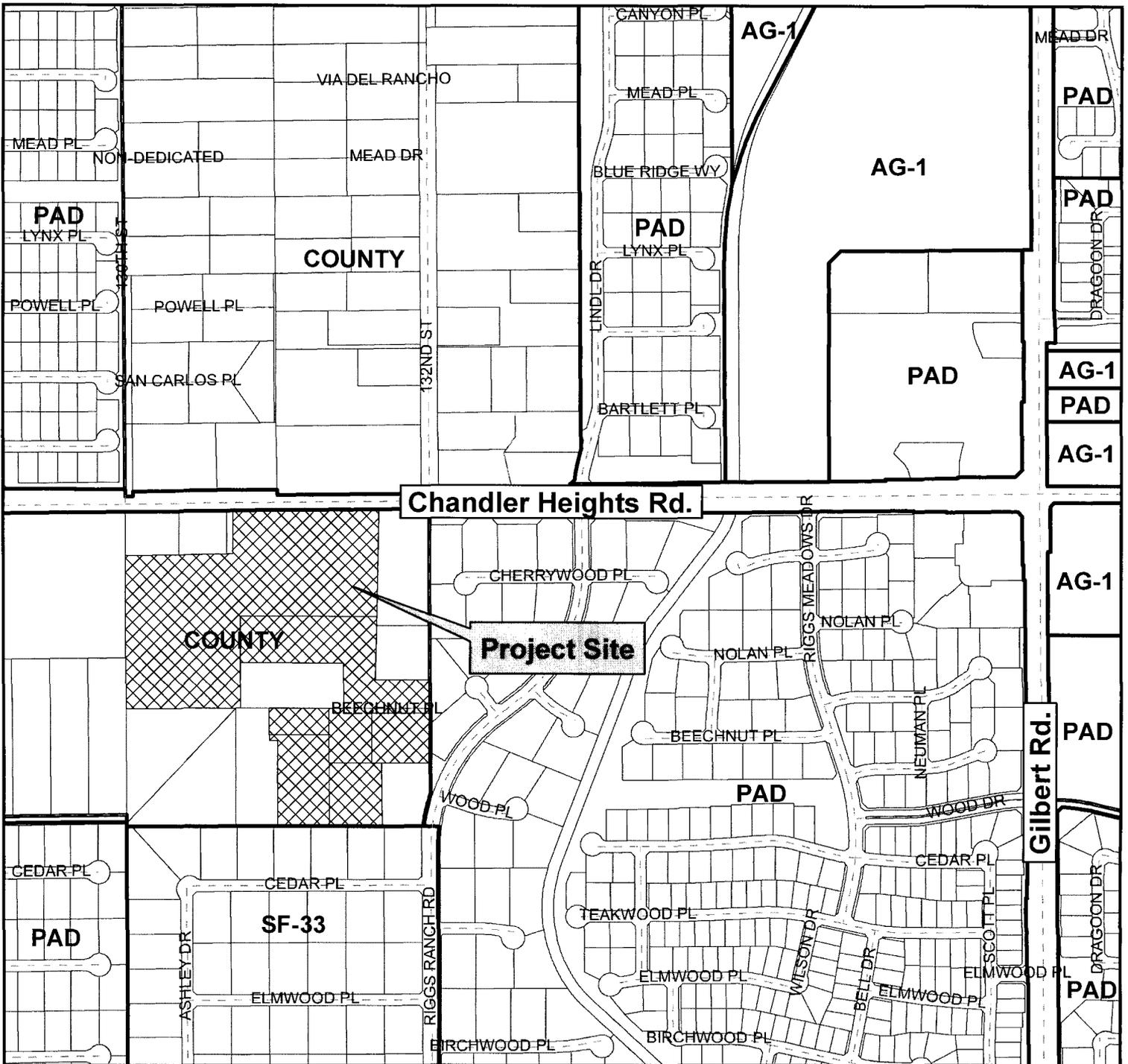
Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the establishment of initial city zoning of AG-1 on an approximate 24.98-acre site located west of the southwest corner of Chandler Heights and Gilbert roads.

PROPOSED MOTION

Move to Introduce and Tentatively Adopt Ordinance No. 4417, approving the establishment of initial city zoning of AG-1 on an approximate 24.98-acre site in case DVR12-0039 - WEST OF THE SOUTHWEST CORNER OF CHANDLER HEIGHTS AND GILBERT ROADS, as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Ordinance No. 4417

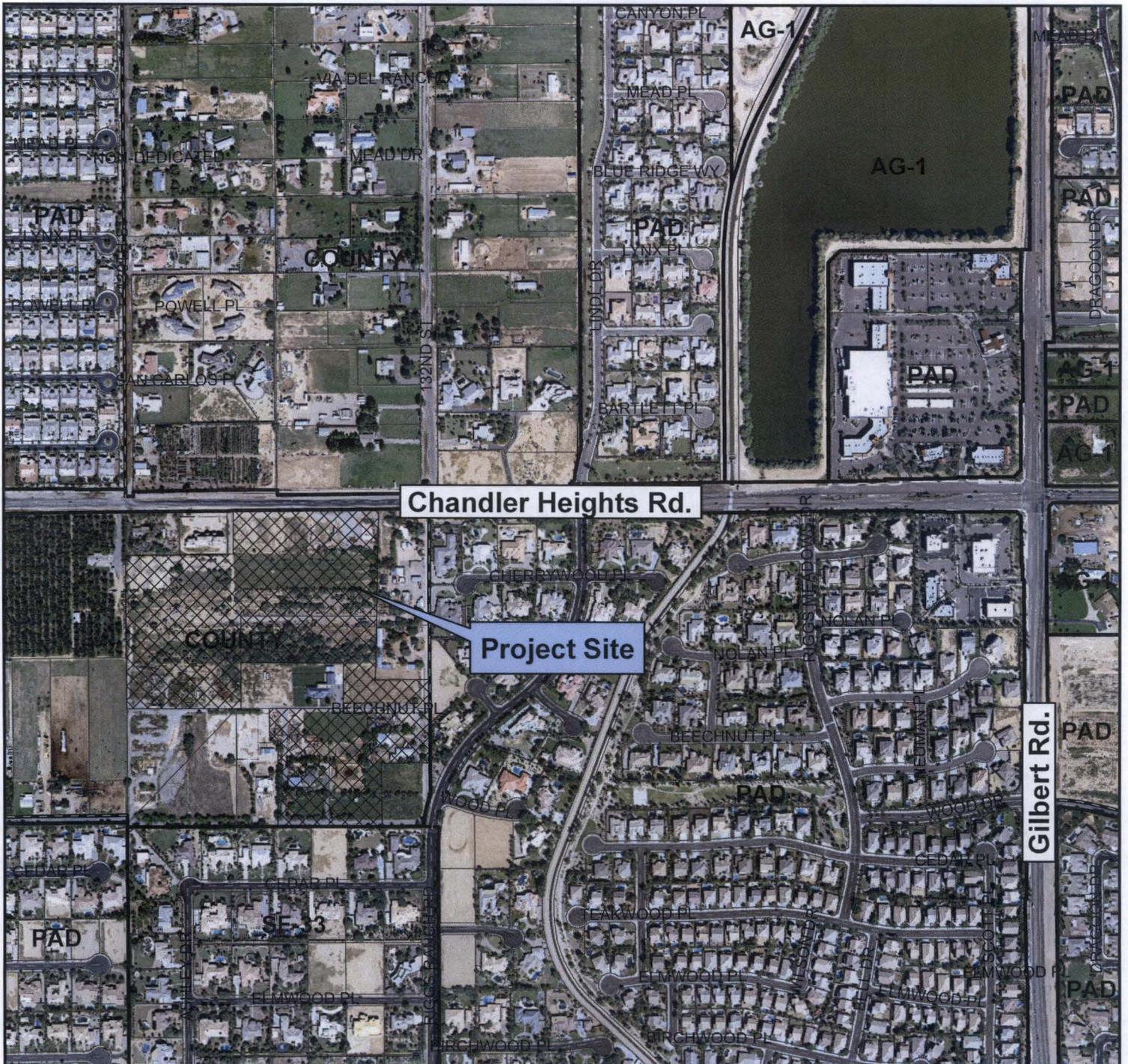


Vicinity Map

DVR12-0039

**West of the Southwest Corner of
Chandler Heights and Gilbert Roads**

CITY OF CHANDLER 10/5/2012

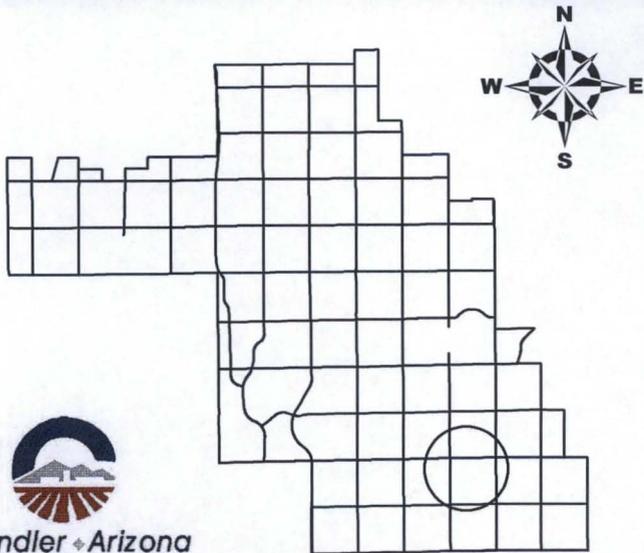


Chandler Heights Rd.

Project Site

Gilbert Rd.

Vicinity Map



DVR12-0039

West of the Southwest Corner of Chandler Heights and Gilbert Roads



ORDINANCE NO. 4417

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL (AG-1) (DVR12-0039 W OF THE SWC OF CHANDLER HEIGHTS 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.

June 15, 2012

EXHIBIT 'A'

LEGAL DESCRIPTION FOR
CHANDLER HEIGHTS

That part of the Northwest Quarter of Section 25, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the City of Chandler Brass Cap in handhole marking the North Quarter Corner of said Section 25, from which the City of Chandler Brass Cap flush marking the Center of said Section 25 bears South 00°07'45" East, a distance of 2,644.34 feet;

Thence South 00°07'45" East, along the East line of the Northwest Quarter of said Section 25, a distance of 770.15 feet to the Easternmost Northeast Corner of Parcel No. 3 as described in Document No. 2011-0561367, Records of Maricopa County, Arizona, said point being the True Point of Beginning;

Thence continuing South 00°07'45" East, along said East line, a distance of 359.68 feet to the Northeast Corner of that certain parcel of land described in Document No. 2010-0340621, Records of Maricopa County, Arizona;

Thence North 89°57'06" West, along the Northerly line of said parcel of land, a distance of 210.25 feet to the Northwest Corner thereof;

Thence South 00°07'45" East, along the Westerly line of said parcel of land, a distance of 272.33 feet to a point on the Northerly line of Circle G at Riggs Homestead Ranch, Unit IV, as recorded in Book 462 of Maps, Page 8, Records of Maricopa County, Arizona;

Thence North 89°57'06" West, along said Northerly line, a distance of 449.63 feet to the Southeast Corner of that certain parcel of land described in Document No. 2012-0123799, Records of Maricopa County, Arizona;

Thence along the Easterly line of said parcel of land the following courses:

Thence North 00°04'01" East, a distance of 366.64 feet;

Thence North 89°48'45" West, a distance of 37.31 feet;

Thence North 00°02'09" West, a distance of 140.63 feet to a point on the Southerly line of that certain parcel of land described in Document No. 2004-0846607, Records of Maricopa County, Arizona;

Thence South 89°56'57" East, departing said Easterly line along said Southerly line, a distance of 321.89 feet to the Southeast Corner of last said parcel of land;

Legal Description for
Chandler Heights
June 15, 2012

Thence North 00°04'01" West, along the East line of last said parcel of land, a distance of 195.81 feet to the Northeast Corner thereof;

Thence North 89°57'06" West, along the North line of last said parcel of land, a distance of 444.82 feet to the Northwest Corner thereof;

Thence South 00°04'01" East, along the West line of last said parcel of land, a distance of 195.79 feet to the Southwest Corner thereof, said point also being on the Southerly line of Parcel No. 4, as described in said Document No. 2011-0561367;

Thence North 89°56'57" West, along said Southerly line, a distance of 496.62 feet to a point on the West line of the East Half of the Northwest Quarter of said Section 25;

Thence North 00°03'59" West, along said West line, a distance of 661.56 feet to a point on a line which is parallel with and 220.00 feet Southerly, as measured at right angles, from the North line of the Northwest Quarter of said Section 25;

Thence North 89°28'22" East, along said parallel line, a distance of 440.01 feet to a point on a line which is parallel with and 440.00 feet Easterly, as measured at right angles, from the West line of the East Half of the Northwest Quarter of said Section 25;

Thence North 00°03'59" West, along said parallel line, a distance of 220.01 feet to a point on the North line of the Northwest Quarter of said Section 25;

Thence North 89°28'22" East, along said North line, a distance of 656.31 feet to the Northeast Corner of Parcel No. 4 as described in said Document No. 2011-0561367;

Thence South 01°10'45" West, along the Easterly lines of Parcel No. 4 and Parcel No. 3 as described in described in said Document No. 2011-0561367, a distance of 769.72 feet to a corner of said Parcel No. 3;

Thence North 89°39'19" East, along a Northerly line of said Parcel No. 3, a distance of 235.57 feet to the True Point of Beginning.