



#10
FEB 14 2013
Chandler
All-America City
2010

MEMORANDUM Transportation & Development – CC Memo No. 13-018

DATE: JANUARY 25, 2013
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: DVR12-0047 – WEST OF THE NORTHWEST CORNER OF LINDSAY AND RIGGS ROADS
 Introduction and Tentative Adoption of Ordinance No. 4430

Request: The establishment of initial city zoning of Agricultural (AG-1)
Location: West of the northwest corner of Lindsay and Riggs 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 12.25-acre site located west of the northwest corner of Lindsay and Riggs roads. The Chandler Land Use Element of the General Plan designates the site as Residential, the Southeast Chandler Area Plan designates the area for Rural/Agrarian, supporting low-density residential development.

The subject site is generally located within a larger low-density residential area with a developed subdivision within the jurisdiction of Chandler to the east, vacant land designated for single-family residential to the west, agricultural properties located within the county to the north, and a vacant future city well site and SRP substation directly south.

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 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 Opposed: 0

RECOMMENDED ACTION

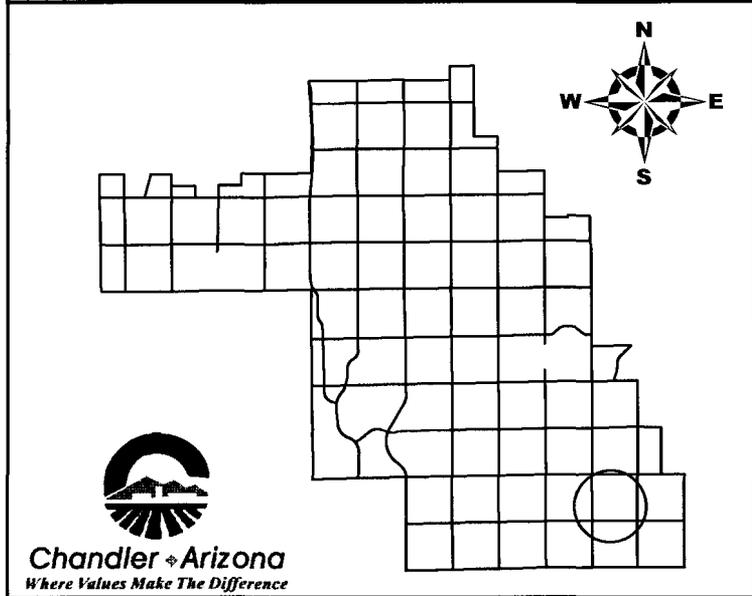
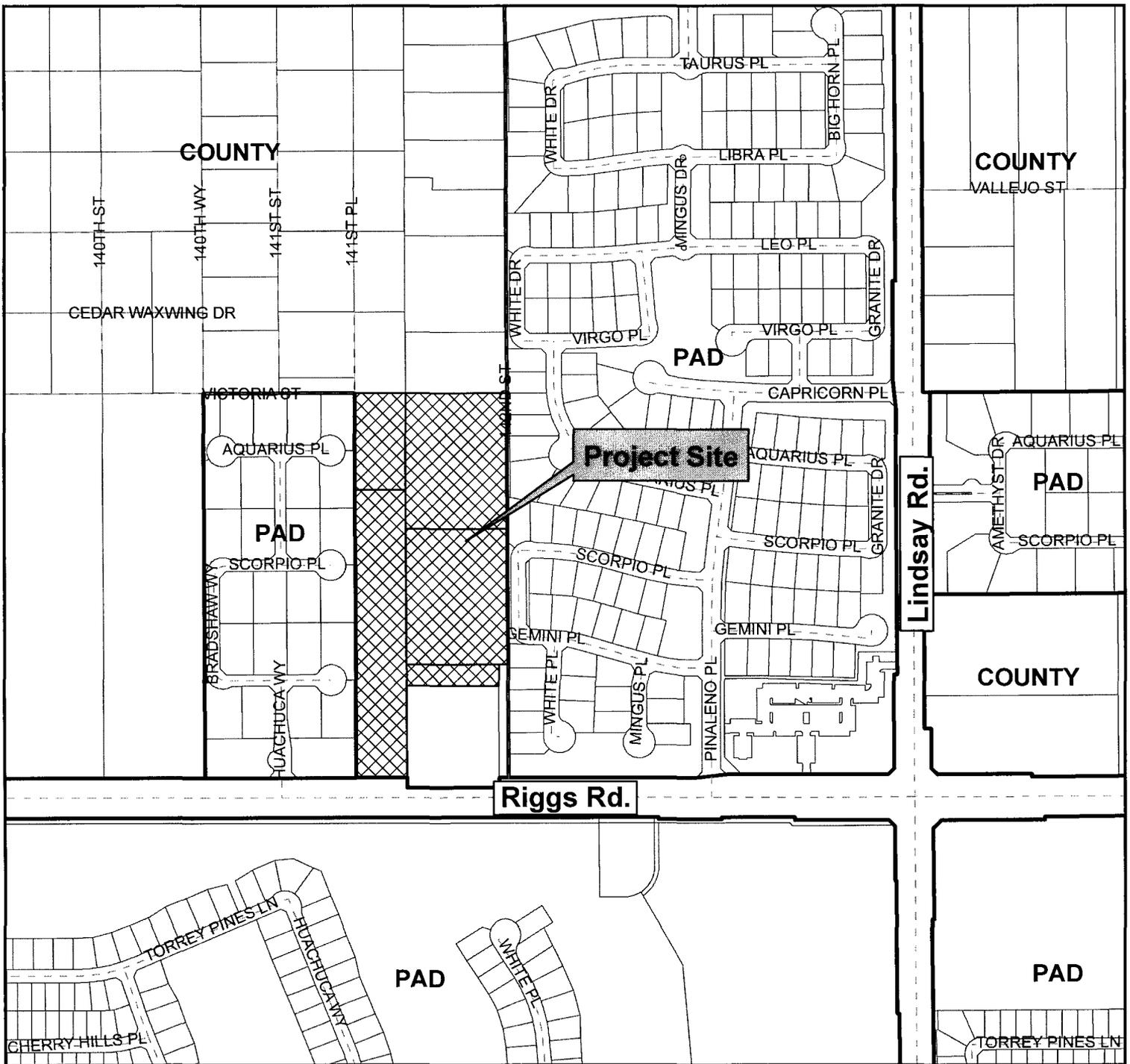
Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the establishment of initial city zoning of AG-1 on an approximate 12.25-acre site located west of the northwest corner of Lindsay and Riggs roads.

PROPOSED MOTION

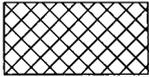
Move to Introduce and Tentatively Adopt Ordinance No. 4430 approving the establishment of initial city zoning of AG-1 on an approximate 12.25-acre site in case DVR12-0047 – WEST OF THE NORTHWEST CORNER OF LINDSAY AND RIGGS ROADS, as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Ordinance No. 4430

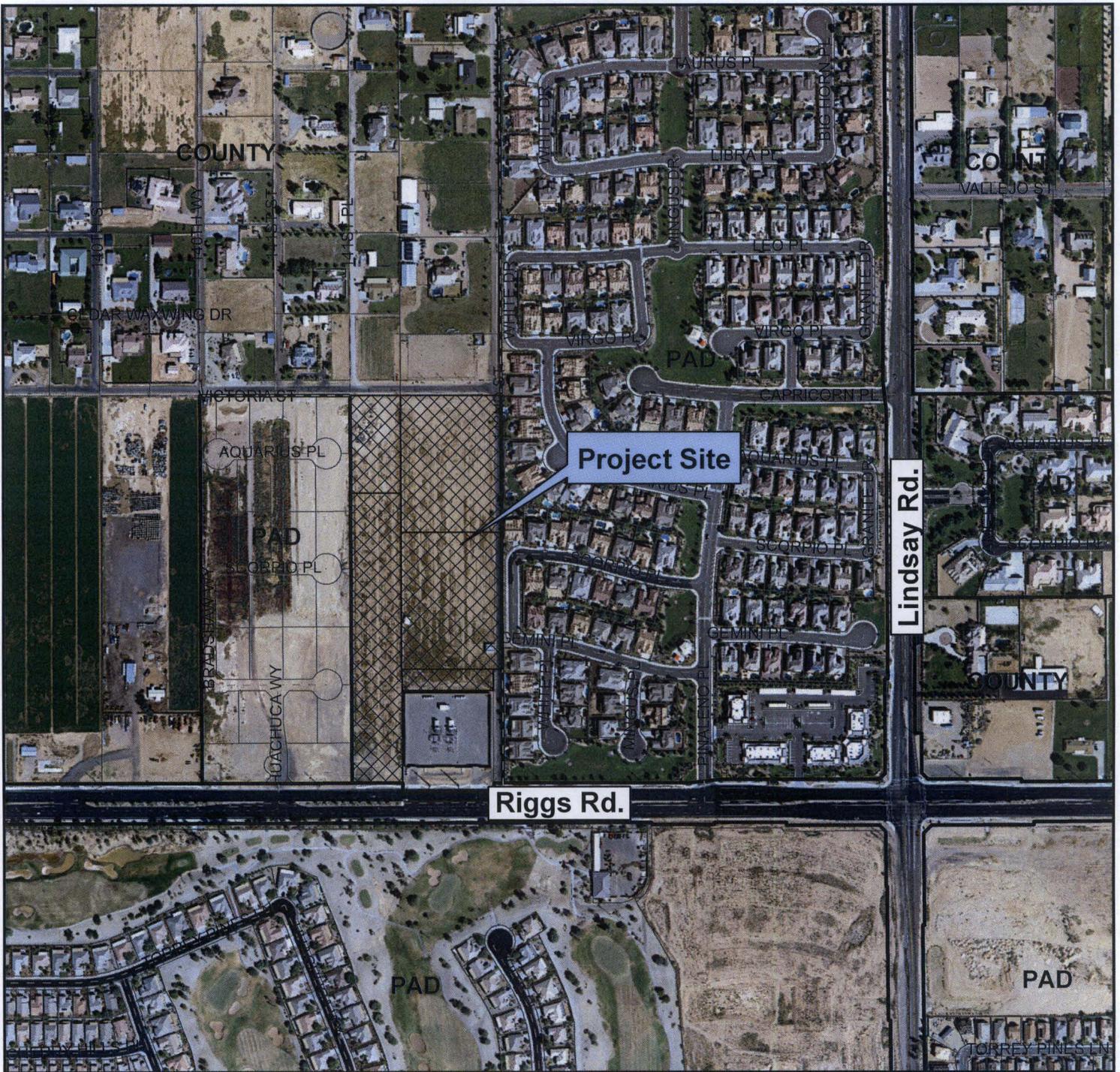


Vicinity Map

 **DVR12-0047**

**West of the NWC Lindsay & Riggs Roads
City Initial Zoning**

CITY OF CHANDLER 12/20/2012



Vicinity Map



DVR12-0047

**West of the NWC Lindsay &
Riggs Roads
City Initial Zoning**

ORDINANCE NO. 4430

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL (AG-1) (DVR12-0047 W OF THE NWC OF LINDSAY AND RIGGS 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 Transportation & 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 _____, 2013.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, BEING A BRASS CAP IN A HANDHOLE, FROM WHICH THE SOUTH QUARTER CORNER THEREOF, BEING A BRASS CAP IN A HANDHOLE, BEARS SOUTH 89°45'13" WEST, A DISTANCE OF 2,642.35 FEET;

THENCE SOUTH 89°45'13" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1321.17 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30;

THENCE NORTH 00°25'39" WEST, ALONG SAID EAST LINE, A DISTANCE OF 65.00 FEET TO A POINT ON A LINE BEING 65.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°45'13" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE BEING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30,

THENCE NORTH 00°25'39" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 369.15 FEET TO A POINT ON A LINE BEING PARALLEL WITH AND 888.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30;

THENCE SOUTH 89°44'25" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 300.28 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30;

THENCE SOUTH 00°25'31" EAST, ALONG SAID LINE, A DISTANCE OF 369.08 FEET TO A POINT ON A LINE BEING 65.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30;

THENCE SOUTH 89°45'13" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 165.15 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30;

THENCE NORTH 00°25'26" WEST, ALONG SAID LINE, A DISTANCE OF 1257.04 TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30;

THENCE NORTH 89°44'25" EAST, ALONG SAID LINE, A DISTANCE OF 495.35 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30;

THENCE SOUTH 00°25'39" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, A DISTANCE OF 1257.16 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 511,920 SQUARE FEET OR 11.7521 ACRES, MORE OR LESS.

Note: The legal description below is based on county and municipal documents. It is not based on a boundary survey of the subject parcel.

PARCEL 2

THAT PORTION OF LAND DESCRIBED IN THE RECORDS OF MARICOPA COUNTY, ARIZONA AND PREVIOUSLY DESCRIBED BY WARRANTY DEED IN INSTRUMENT NUMBER 2007-0476172, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, 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 SOUTHEAST CORNER OF SAID SECTION 30, BEING A FOUND BRASS CAP IN A HANDHOLE FROM WHICH THE SOUTHQUARTER CORNER OF SAID SECTION 30, BEING A FOUND BRASS CAP IN A HANDHOLE, BEARS SOUTH 89 DEGREES 55 MINUTES 44 SECONDS WEST (BASIS FOR BEARING) AND MEASURES 2642.32 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 89 DEGREES 55 MINUTES 44 SECONDS WEST 1651.45 FEET TO THE UNMONUMENTED SOUTHWEST CORNER OF THE SAID EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE ALONG THE WEST LINE OF SAID EAST HALF OF THE EAST HALF NORTH 0 DEGREES 15 MINUTES 19 SECONDS WEST 364.99 FEET TO THE UNMONUMENTED NORTHWEST CORNER OF A PARCEL DESCRIBED IN SAID EXHIBIT A OF FINAL ORDER OF CONDEMNATION RECORDED IN INSTRUMENT NUMBER 2003-0357006, OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA AND THE TRUE **POINT OF BEGINNING**:

THENCE CONTINUING ALONG SAID WEST LINE OF THE EAST HALF OF THE EAST HALF NORTH 0 DEGREES 15 MINUTES 19 SECONDS WEST 69.22 FEET TO A FOUND REBAR WITH CAP STAMPED

24532, BEING A POINT ON THE SOUTH LINE OF THE NORTH 888.00 FEET OF SAID EAST HALF OF THE EAST HALF;

THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 54 MINUTES 51 SECONDS EAST 300.28 FEET TO A FOUND REBAR WITH CAP STAMPED 24532, SAID POINT ALSO BEING ON THE WEST LINE OF THE EAST 30.00 FEET OF SAID SOUTHWEST QUARTER TO SOUTHEAST QUARTER;

THENCE ALONG SAID WEST LINE OF EAST 30.00 FEET SOUTH 00 DEGREES 15 MINUTES 25 SECONDS EAST 69.28 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN SAID EXHIBIT A;

THENCE ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN EXHIBIT A SOUTH 89 DEGREES 55 MINUTES 46 SECONDS WEST 300.28 FEET TO THE TRUE **POINT OF BEGINNING**:

SAID PARCEL CONTAINING 20,791.00 SQUARE FEET OR 0.47730 ACRES OF LAND, MORE OR LESS.