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FEB 14 2013



**MEMORANDUM**                      **Transportation & Development – CC Memo No. 13-019**

**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:**    DVR12-0048 – EAST OF THE SOUTHEAST CORNER OF MCQUEEN AND WILLIS ROADS  
                           Introduction and Tentative Adoption of Ordinance No. 4431

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

Location:           East of the southeast corner of McQueen and Willis 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 1.6-acre site located east of the southeast corner of McQueen and Willis roads. The Chandler Land Use Element of the General Plan designates the site as Residential, the Chandler Airpark Area Plan designates the area for High-Density Residential (12-18 dwelling units per acre).

The subject site is currently vacant; however was previously used as a staging area for the Arizona Department of Transportation during the construction of the Loop 202. East is vacant land planned for multi-family development; north, agricultural land within the county; west, a substation within the jurisdiction of the county; and the Loop 202 directly south of the site.

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 townhome development 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**

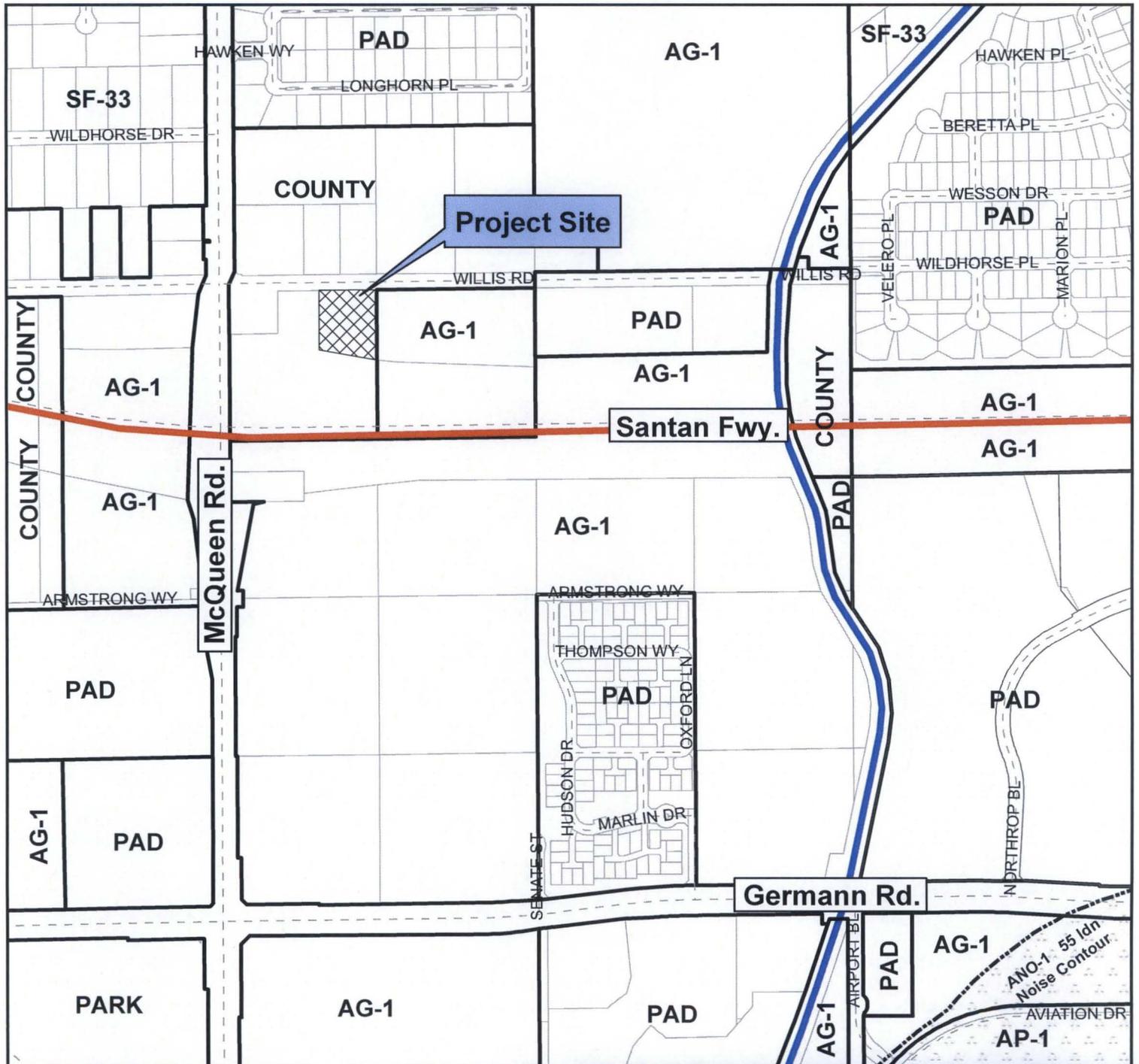
Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the establishment of initial city zoning of AG-1 on an approximate 1.6-acre site located east of the southeast corner of McQueen and Willis roads.

**PROPOSED MOTION**

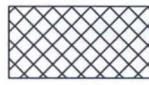
Move to Introduce and Tentatively Adopt Ordinance No. 4431, approving the establishment of initial city zoning of AG-1 on an approximate 1.6-acre site in case DVR12-0048 – EAST OF THE SOUTHEAST CORNER OF MCQUEEN AND WILLIS ROADS, as recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Ordinance No. 4431



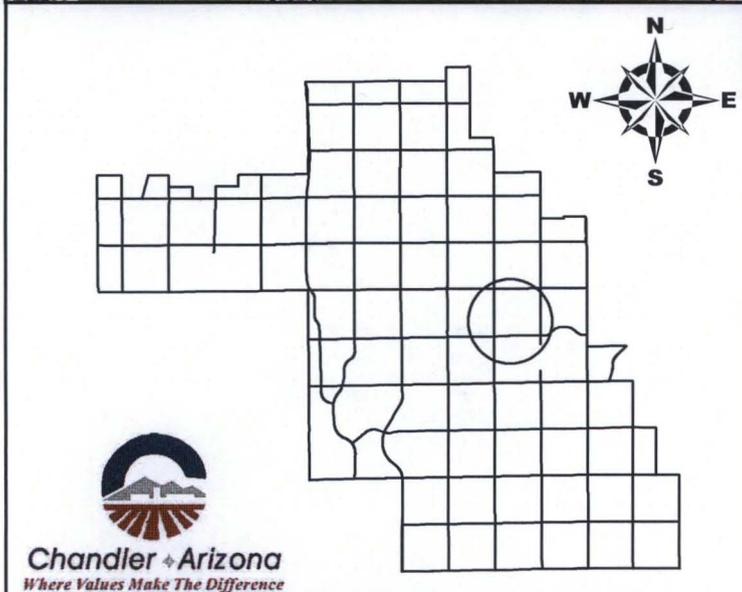
**Vicinity Map**



DVR12-0048

**East of the SEC McQueen & Willis Roads  
City Initial Zoning**





**Vicinity Map**


**DVR12-0048**  
**East of the SEC McQueen & Willis Roads**  
**City Initial Zoning**

CITY OF CHANDLER 12/20/2012

**ORDINANCE NO. 4431**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL (AG-1) (DVR12-0048 E OF THE SEC OF MCQUEEN AND WILLIS 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

That portion of the Southwest quarter of Section 2, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at an Aluminum Cap Flush stamped 16202 marking the West quarter corner of said Section 2, from which a City of Chandler Brass Cap in Handhole marking the Southwest corner of said Section 2 bears South 00 degrees 17 minutes 22 seconds East, 2648.71 feet, said line being the basis of bearing for this description;

THENCE North 89 degrees 17 minutes 08 seconds East 420.15 feet along the North line of said Southwest quarter, also being the Monument Line of Willis Road, to the POINT OF BEGINNING;

THENCE continuing North 89 degrees 17 minutes 08 seconds East 239.86 feet to the East line of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 2;

THENCE South 00 degrees 18 minutes 48 seconds East 308.25 feet along said East line;

THENCE North 83 degrees 59 minutes 53 seconds East 239.34 feet;

THENCE North 00 degrees 42 minutes 56 seconds West 280.25 feet to the POINT OF BEGINNING.

COMPRISING 1.613 acres or 70,274 square feet more or less, subject to all easements of record.