



**MEMORANDUM                      Transportation & Development – CC Memo No. 13-082**

**DATE:**            AUGUST 15, 2013

**TO:**                MAYOR AND COUNCIL

**THRU:**            RICH DLUGAS, CITY MANAGER *RD*  
                           MARSHA REED, ASSISTANT CITY MANAGER *MR*  
                           R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*  
                           JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                           KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            DAVID DE LA TORRE, PRINCIPAL PLANNER *DDLT*

**SUBJECT:**        ANNEXATION PUBLIC HEARING – SOUTH OF THE SOUTHWEST CORNER OF MCQUEEN AND OCOTILLO ROADS

**Request:**            Annexation of six parcels totaling approximately 14.3 acres

**Location:**            South of the southwest corner of McQueen and Ocotillo roads

**Applicant:**            Greg Davis, Iplan Consulting, and City of Chandler

**BACKGROUND**

The request is to annex six parcels generally located south of the southwest corner of McQueen and Ocotillo roads. Parcels 1 – 4, comprising of approximately 12.4 acres, are located about ½ mile south of Ocotillo Road and are part of a larger site including adjacent right-of-way that will be the subject of a proposed single family development. Parcels 5 and 6, approximately 1.9 acres, consist of right-of-way and a city owned parcel located closer to Ocotillo Road that will be utilized as a storm water retention basin.

All of the subject parcels except for those in the right-of-way are currently zoned RU-43, which allows one dwelling unit per acre in the County. Parcels 2 and 3 currently contain one home on each parcel and are planned to be demolished to make way for the new subdivision. The parcels are surrounded by existing rural residential and/or traditional single family subdivisions. The Chandler Land Use Element of the General Plan and the Southeast Chandler Area Plan designate the area for low density residential development.

**UTILITY SERVICES**

Existing municipal water service (24”), sewer service (36”), and reclaimed water (24”) mains are located within McQueen Road.

**STAFF COMMENTS**

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

**RECOMMENDATION**

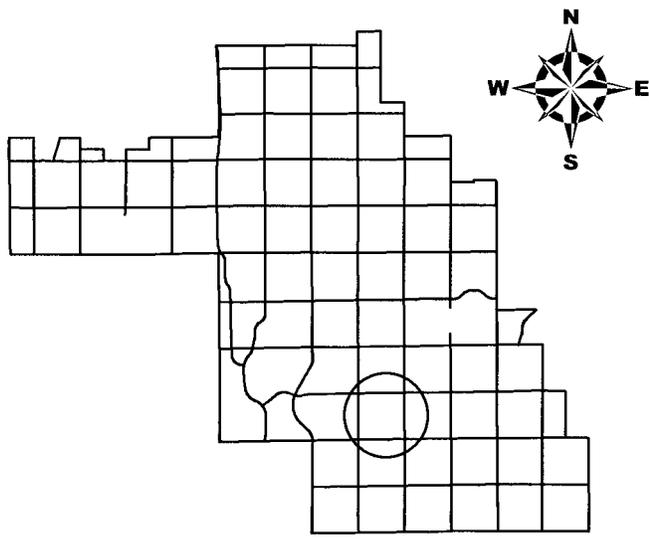
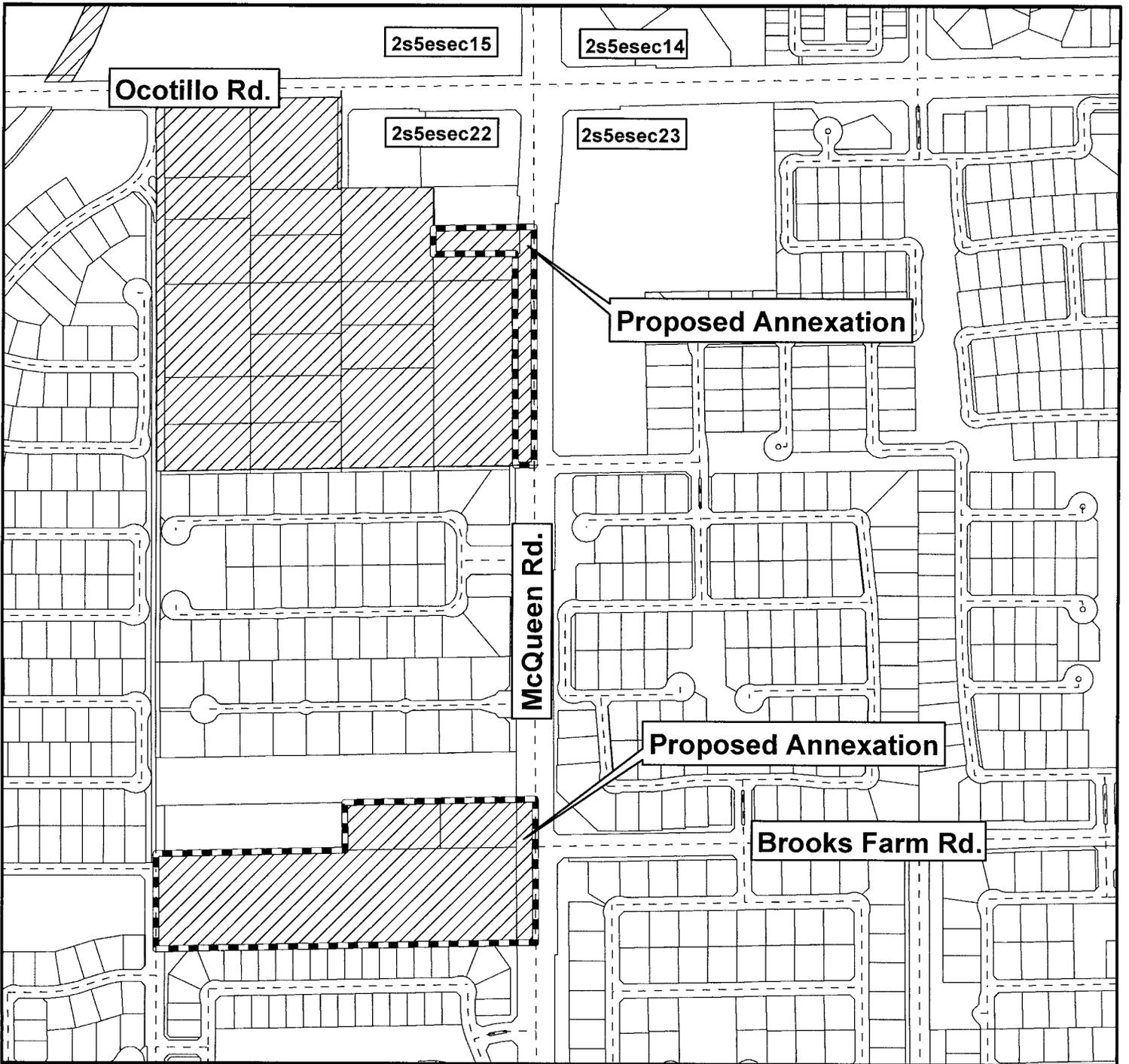
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

**MAYOR’S STATEMENT**

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

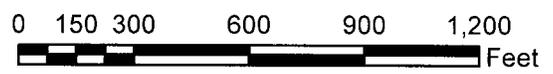
**Attachments**

1. Annexation Map
2. Parcel Location Map

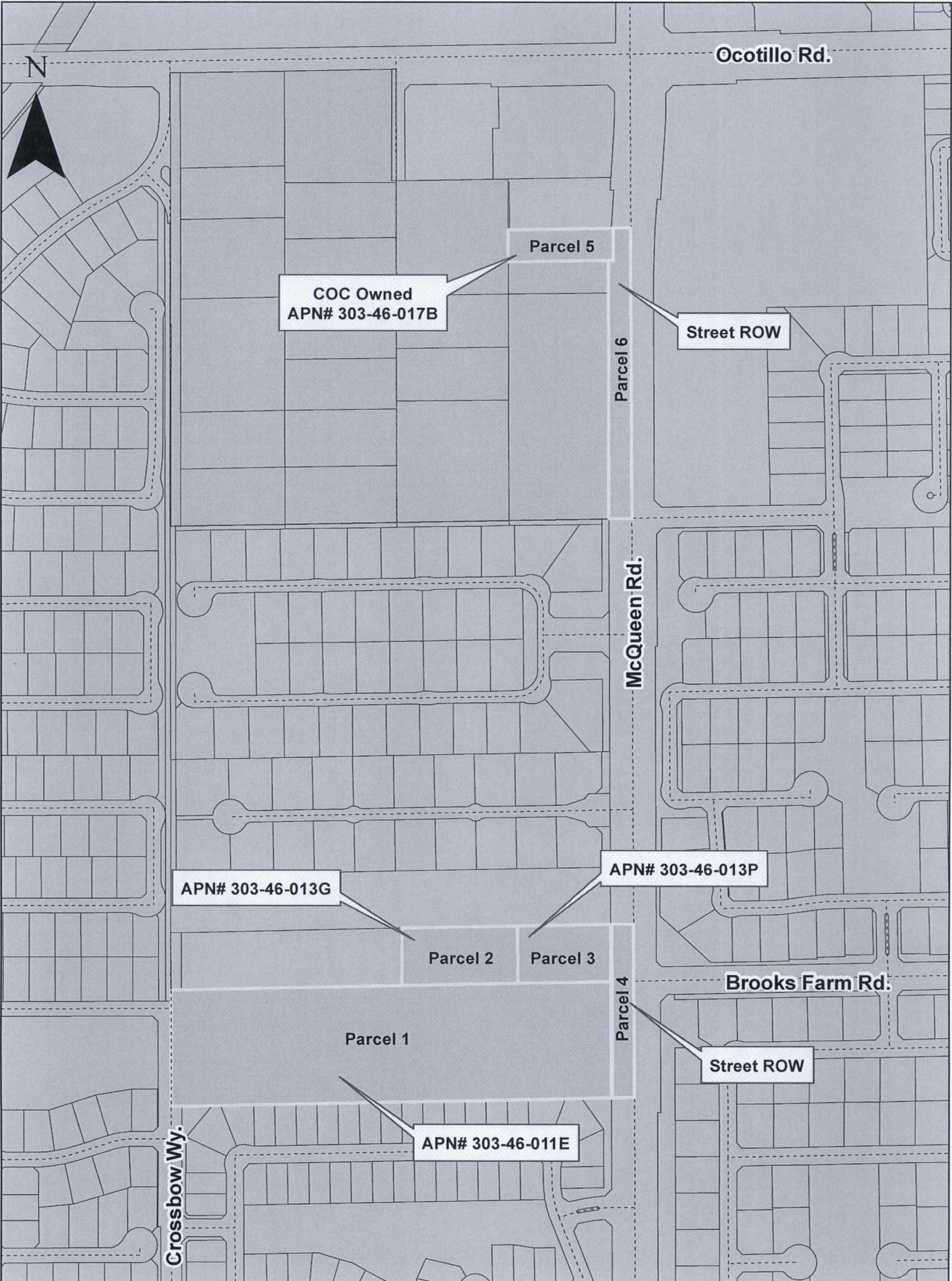


# Annexation Map

-  **Proposed Annexation**  
South of the Southwest corner of McQueen and Ocotillo Roads
-  **Incorporated Area**
-  **Unincorporated Area**



**Exhibit A**



N

Ocotillo Rd.

Parcel 5

COC Owned  
APN# 303-46-017B

Street ROW

Parcel 6

McQueen Rd.

APN# 303-46-013G

APN# 303-46-013P

Parcel 2

Parcel 3

Parcel 1

Brooks Farm Rd.

Street ROW

Parcel 4

APN# 303-46-011E

Crossbow Wy.