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SEP 12 2013
Chandler
All-America City
2010

MEMORANDUM Transportation & Development – CC Memo No. 13-092

DATE: SEPTEMBER 12, 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 – SOUTH OF THE SOUTHWEST CORNER OF MCQUEEN AND OCOTILLO ROADS
 Introduction and Tentative Adoption of Ordinance No. 4485

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 Rural-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.

Council held a public hearing for the subject site at their August 15, 2013, meeting. The request has been processed in compliance with State Statutes governing annexations. Planning Staff has received the signed petition from the property owner and recommends approval of this annexation request.

UTILITY SERVICES

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

PLANNING STAFF COMMENTS

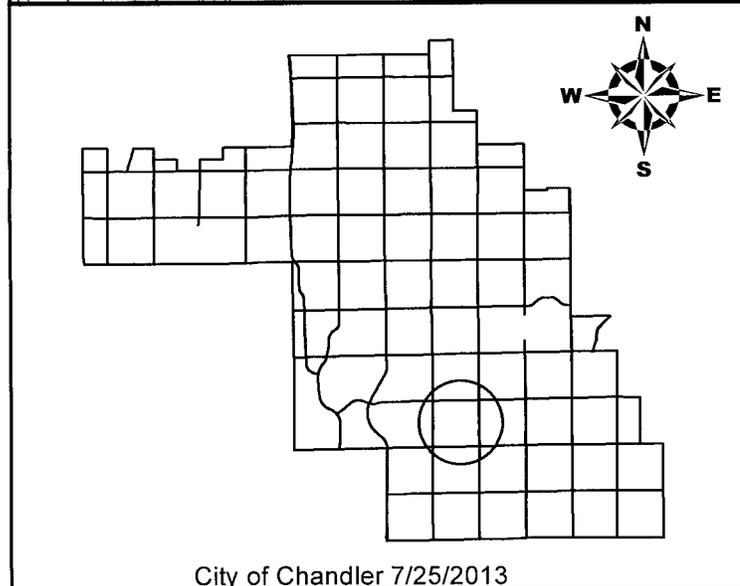
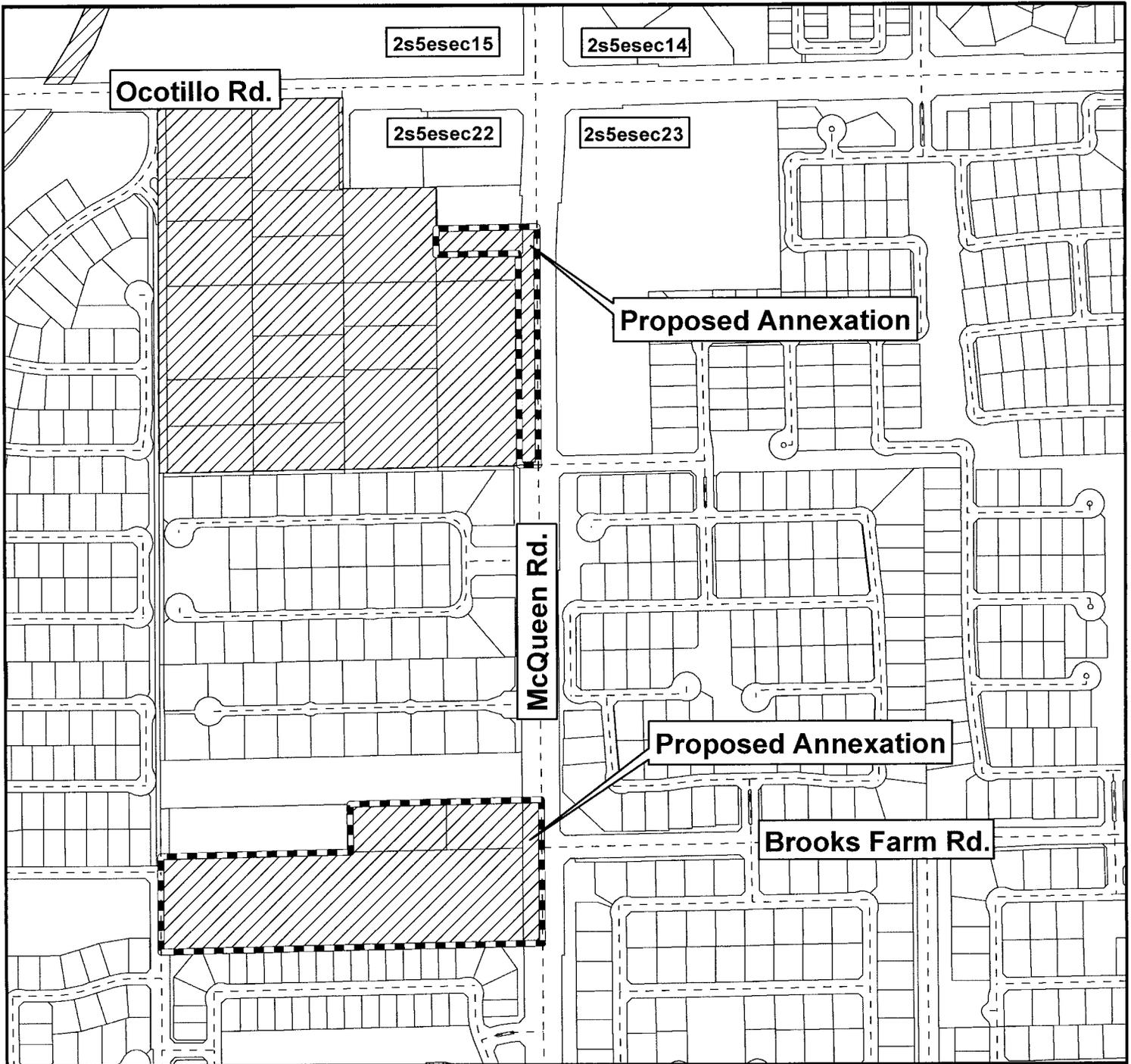
Planning Staff circulated this request among City Departments and received no negative comments relative to the property’s annexation.

RECOMMENDATION

Move to introduce and tentatively adopt Ordinance No. 4485, annexing approximately 14.3 acres of land described in said Ordinance, also known as SOUTH OF THE SOUTHWEST CORNER OF MCQUEEN AND OCOTILLO ROADS, as recommended by Planning Staff.

Attachments

1. Annexation Map
2. Parcel Location Map
3. Ordinance No. 4485



Annexation Map

Proposed Annexation

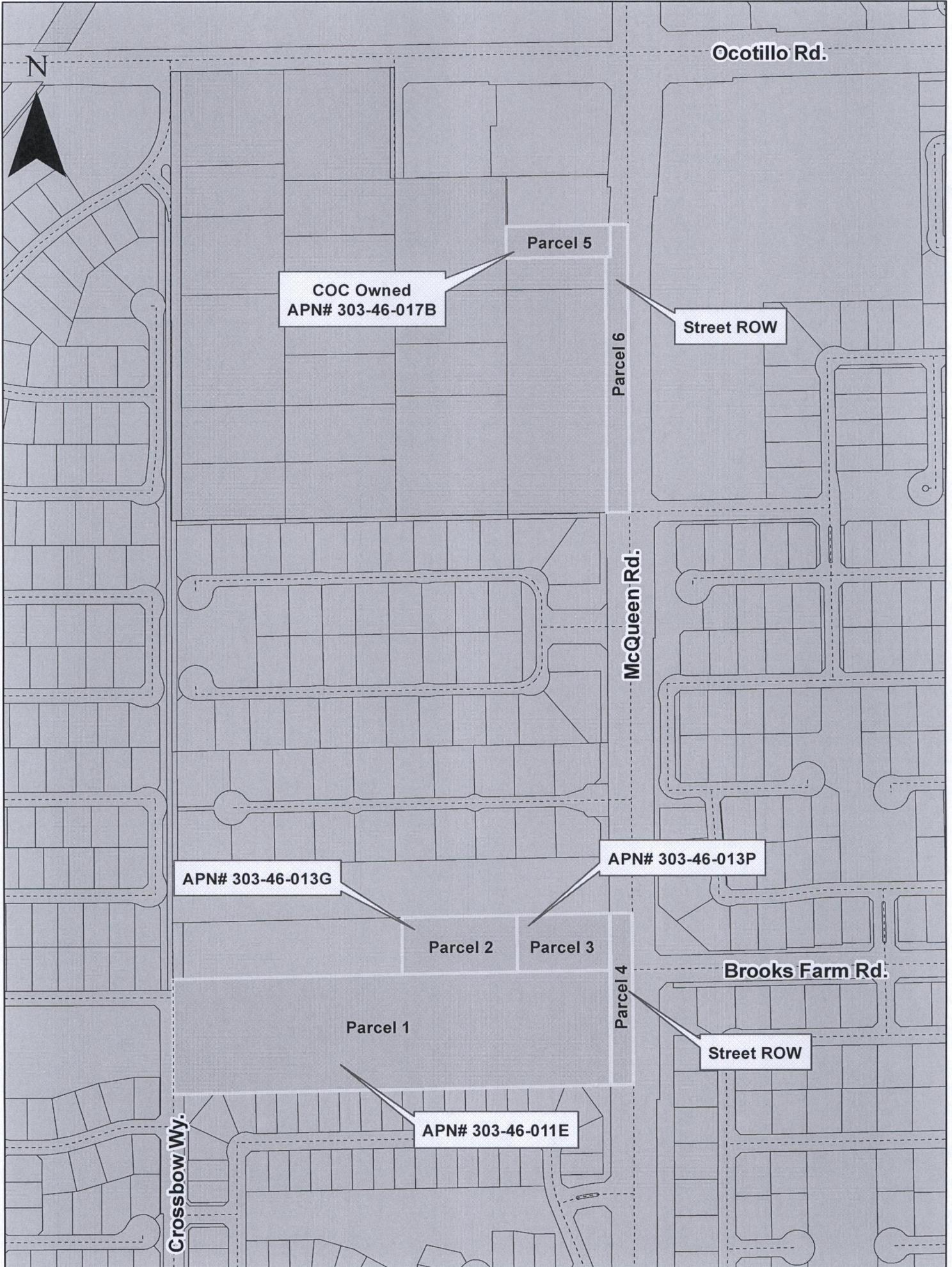
South of the Southwest corner of
McQueen and Ocotillo Roads

Incorporated Area

Unincorporated Area

0 150 300 600 900 1,200
Feet

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

Parcel 4

Brooks Farm Rd.

Street ROW

APN# 303-46-011E

Crossbow Wy.

ORDINANCE NO. 4485

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF CHANDLER, MARICOPA COUNTY, STATE OF ARIZONA, (SOUTH OF THE SOUTHWEST CORNER OF MCQUEEN AND OCOTILLO ROADS) PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF CHANDLER.

WHEREAS, a petition has been presented in writing to the City Council of the City of Chandler, Arizona, signed by the property owners of at least one-half of the value of the real and personal property as would be subject to taxation by the City of Chandler in the event of annexation and by more than one-half of the property owners within the territory and land hereinafter described as shown by the last assessment of said property, said territory being contiguous to the City of Chandler and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed to the City of Chandler so as to embrace the same; and

WHEREAS, a blank petition was filed on July 24, 2013 with the County Recorder, that a Public Hearing was held on August 15, 2013 after proper notice was given, that the thirty day waiting period ended on August 23, 2013 and that the petition was circulated thereafter and signed; and,

WHEREAS, the City Council of the City of Chandler, Arizona, is desirous of complying with said petition and extending and increasing the corporate limits of the City of Chandler to include said territory; and,

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed by the City of Chandler and had attached thereto at all times an accurate map of the territory desired to be annexed; and,

WHEREAS, no additions or alterations increasing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and/or personal property in such territory; and,

WHEREAS, no alterations decreasing the territory sought to be annexed have been made and therefore the territory to be annexed is the territory hereinafter described; and

WHEREAS, proper and sufficient certification and proof and the foregoing facts are now on file in the Office of the City Clerk of the City of Chandler, Arizona, together with the original petition referred to herein;

WHEREAS, the City may elect to provide regular fire department services to a newly annexed area under A.R.S. § 48-813(A); and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION 1. That the following described territory be and the same hereby is annexed to the City of Chandler and that the present corporate limits be and the same hereby are extended and increased to include the following described territory contiguous to the present City limits:

See Attached Exhibit 'A', Annexation Map and Legal Description

SECTION 2. Pursuant to A.R.S. § 48-813(A), the property depicted in Exhibit A is hereby placed under the City's fire, emergency medical and police protection generally provided to other residents within the city. The services shall take effect on the first (1st) day of July following the date on which this annexation becomes final as set forth in Section 6 below, without further action by the City Council.

SECTION 3. Upon adoption of this annexation ordinance, and in no event for longer than six (6) months after the effective date of this annexation ordinance, the county zoning for said property shall continue in effect, unless and until the City of Chandler has established City zoning for said property.

SECTION 4. The Clerk of this City is hereby instructed to file and record a copy of this Ordinance, together with an accurate map of said annexed territory, certified by the Mayor of said City, in the Office of the County Recorder of Maricopa County, Arizona.

SECTION 5. 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.

SECTION 6. This ordinance shall take effect, and the annexation of the subject property shall become final, thirty days after this Ordinance is adopted.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this ____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

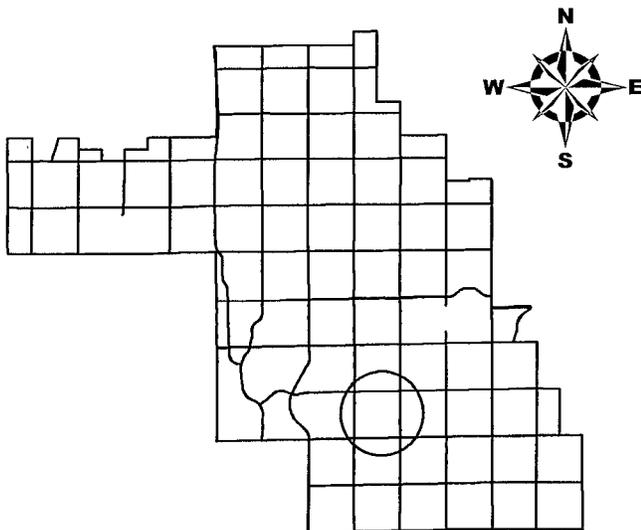
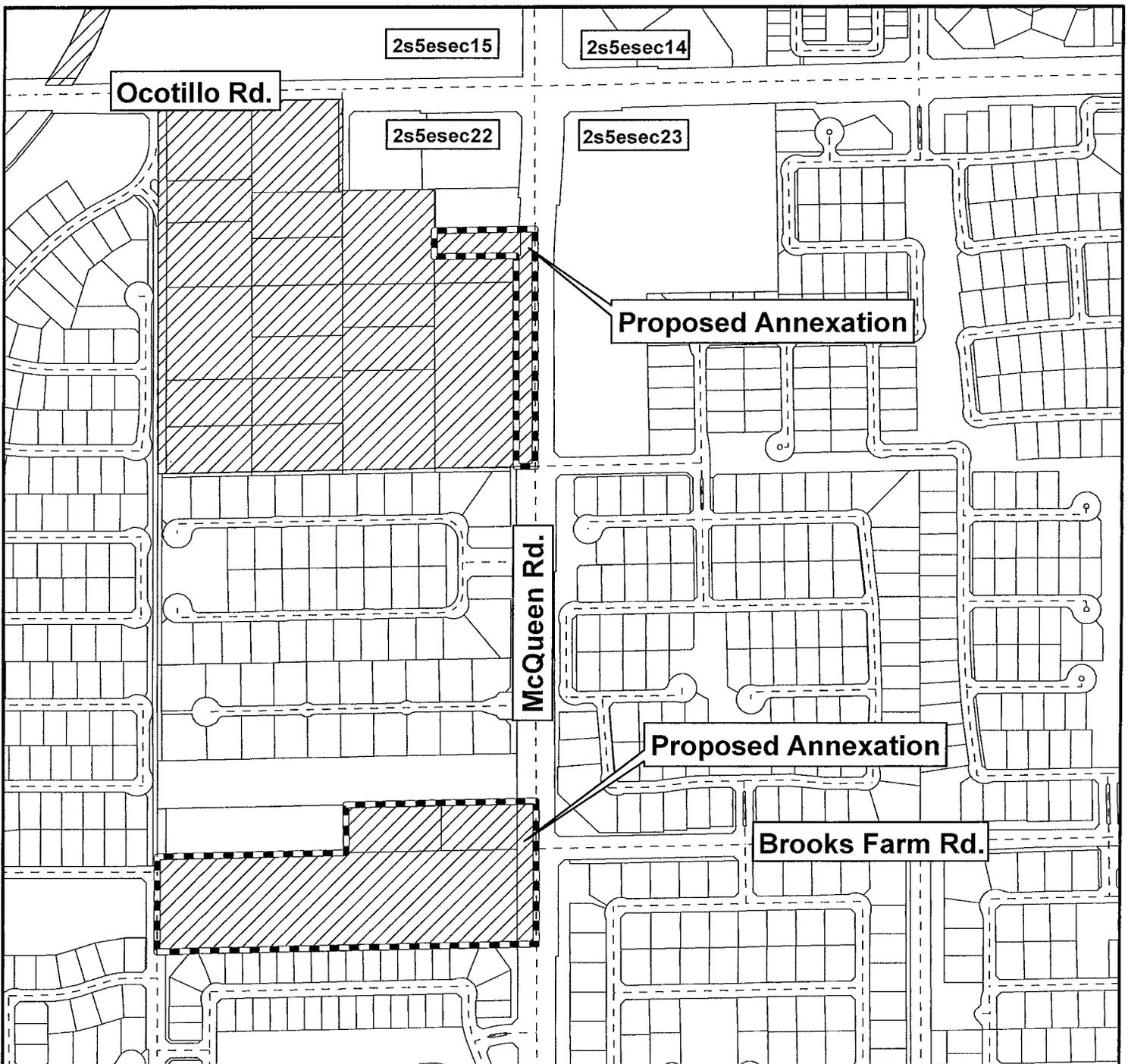
I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4485 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2013, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

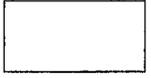
CITY ATTORNEY *GAB*

PUBLISHED:



Annexation Map

Proposed Annexation

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

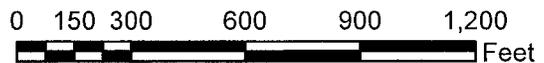


Exhibit A

**LEGAL DESCRIPTION
PARCEL 1**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22 (3" CITY OF CHANDLER BRASS CAP IN HAND HOLE) FROM WHICH THE SOUTHEAST CORNER THEREOF (3" CITY OF CHANDLER BRASS CAP IN HAND HOLE) BEARS SOUTH 00 DEGREES 18 MINUTES 17 SECONDS EAST (MEASURED), A DISTANCE OF 2644.58 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 17 SECONDS EAST (MEASURED), ALONG THE EAST LINE OF SAID SOUTHEAST, A DISTANCE OF 330.57 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 88 DEGREES 51 MINUTES 15 SECONDS WEST (MEASURED), ALONG THE SAID SOUTH LINE, A DISTANCE OF 1317.25 FEET TO A POINT ON THE WEST LINE OF THE SAID NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS WEST (MEASURED), ALONG THE SAID WEST LINE, A DISTANCE OF 330.38 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 88 DEGREES 50 MINUTES 42 SECONDS EAST (MEASURED), ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF OF SECTION 22, A DISTANCE OF 1316.12 FEET TO THE POINT OF BEGINNING.

EXCEPT FOR THE EAST 65.00 FEET THEREOF AS CONVEYED TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION BY GENERAL WARRANTY DEED RECORDED SEPTEMBER 13, 2011, IN INSTRUMENT NO. 2011-0759317.

PARCEL CONTAINING 413,587 SQUARE FEET OR 9.49 ACRES MORE OR LESS.



CROSSBOW WAY

$N00^{\circ}06'29''W$
330.38'

WEST LINE OF N 1/2,
N/2, N/2, E/2, SE/4

10' ROADWAY ESMT
86-665564 MCR
86-665565 MCR

APN#303-46-013F

APN#303-46-013G

APN#303-46-013P

658.06'
 $N88^{\circ}50'42''E$

NORTH LINE SE/4

1316.12'

329.03'
10' ROADWAY ESMT
86-665563 MCR

264.02'

POINT OF BEGINNING
FOUND BRASS CAP IN
HANDHOLE EAST
QUARTER CORNER OF
SECTION 22, T2S, R5E

330.56'

$S00^{\circ}18'17''E$

330.57'

65.01'

65.01'

$S00^{\circ}18'17''E$ 2644.58'(M)
BASIS OF BEARING

MCQUEEN ROAD

65'R/W
2011-0759317 MCR

1252.24'

1317.25'

FINAL PLAT OF
MCQUEEN LAKES

588.51'15"W

SOUTH LINE OF N 1/2,
N/2, N/2, E/2, SE/4

38'R/W
30'R/W

CHANDLER HEIGHTS ROAD

FOUND BRASS CAP IN
HANDHOLE SOUTHEAST CORNER
OF SECTION 22, T2S, R5E

EXPIRES 06/30/2016



PARCEL 1

JOB NO : P13-022

DATE : 07/22/13

PAGE: 1 OF 1

Arizona Surveying and Mapping

P.O. BOX 35455
2411 WEST NORTHERN, SUITE 110, PHOENIX, AZ 85069
TEL (602) 246-9919 FAX (602) 246-9944 www.asami.com



NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 2

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN THE WEST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 22 (3" CITY OF CHANDLER BRASS CAP IN HAND HOLE) FROM WHICH THE NORTHEAST CORNER THEREOF (3" CITY OF CHANDLER BRASS CAP IN HAND HOLE) BEARS NORTH 00 DEGREES 18 MINUTES 12 SECONDS WEST (MEASURED), A DISTANCE OF 2645.09 FEET;

THENCE SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST (MEASURED), ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 329.03 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST (MEASURED), ALONG SAID SOUTH LINE, A DISTANCE OF 329.03 FEET TO THE WEST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER;

THENCE NORTH 00 DEGREES 12 MINUTES 18 SECONDS WEST (MEASURED), ALONG SAID WEST LINE, A DISTANCE OF 165.49 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER;

THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST (MEASURED) ALONG SAID NORTH LINE, A DISTANCE OF 328.89 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER;

**THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS EAST (MEASURED,
ALONG SAID EAST LINE, A DISTANCE OF 165.40 FEET TO THE POINT OF
BEGINNING.**

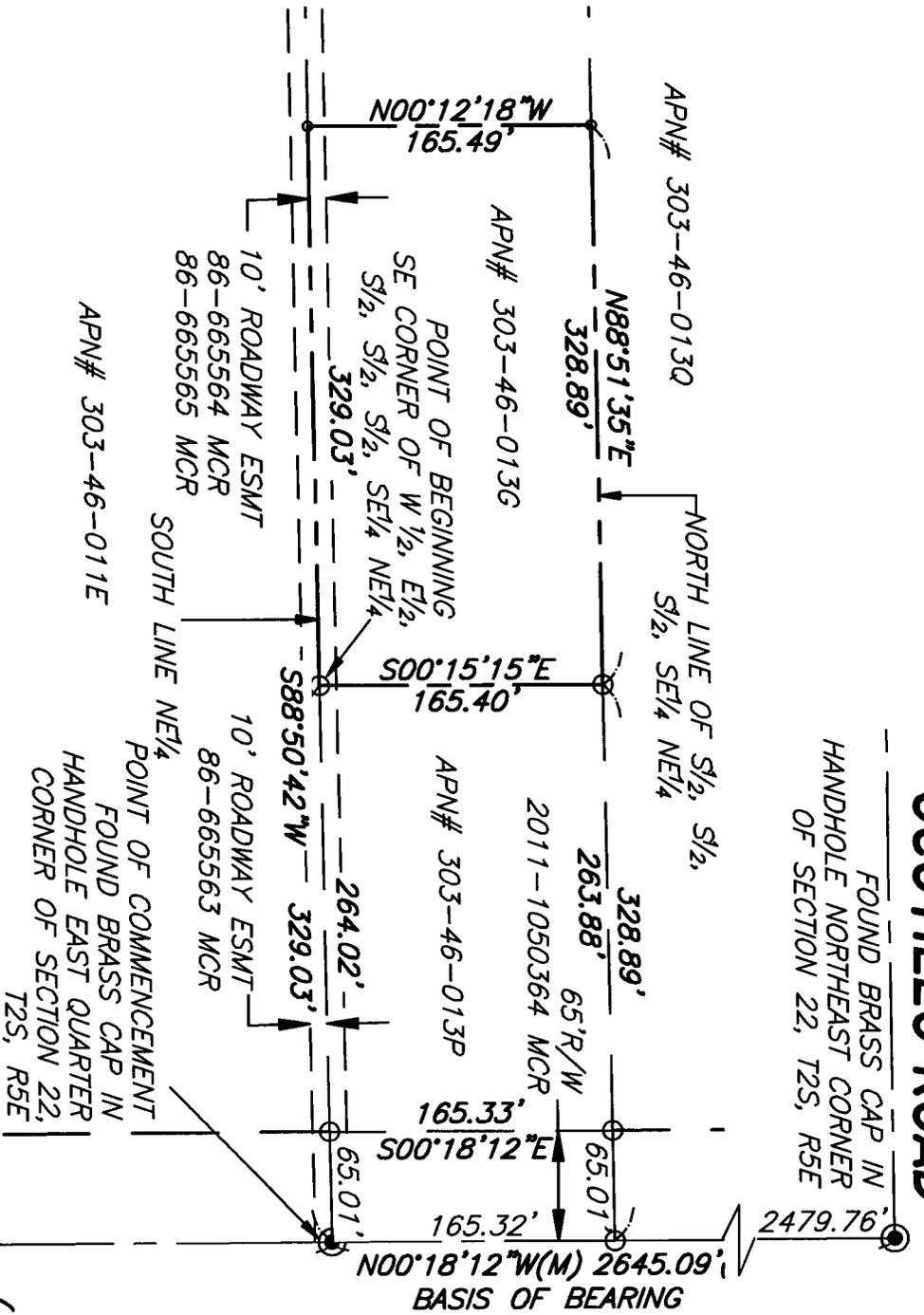
PARCEL CONTAINING 54,419 SQUARE FEET OR 1.25 ACRES MORE OR LESS.



Expires 6/30/2016

Ocotillo Road

FOUND BRASS CAP IN
HANDHOLE NORTHEAST CORNER
OF SECTION 22, T2S, R5E



NOT TO SCALE

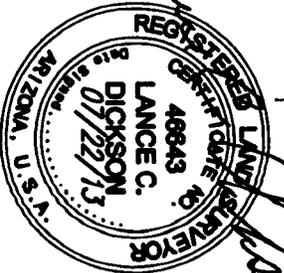


PARCEL 2

JOB NO : P13-022 DATE : 07/22/13 PAGE: 1 OF 1

Arizona Surveying and Mapping

P.O. BOX 35455
2411 WEST NORTHERN, SUITE 110, PHOENIX, AZ 85069
TEL (602) 246-9919 FAX (602) 246-9944 INFO@ASAM1.COM



[Handwritten Signature]

EXPIRES 06/30/2016

MCQUEEN ROAD

LEGAL DESCRIPTION

PARCEL 3

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN THE EAST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22 (3" CITY OF CHANDLER BRASS CAP IN HAND HOLE) FROM WHICH THE NORTHEAST CORNER THEREOF (3" CITY OF CHANDLER BRASS CAP IN HAND HOLE) BEARS NORTH 00 DEGREES 18 MINUTES 12 SECONDS WEST (MEASURED), A DISTANCE OF 2645.09 FEET;

THENCE SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST (MEASURED) , ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 329.03 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER;

THENCE NORTH 00 DEGREES 15 MINUTES 15 SECONDS WEST (MEASURED) , ALONG SAID WEST LINE, A DISTANCE OF 165.40 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER;

THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST (MEASURED) ALONG SAID NORTH LINE, A DISTANCE OF 328.89 FEET TO THE EAST LINE OF THE SAID NORTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 18 MINUTES 12 SECONDS EAST (MEASURED), ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 165.32 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 65.00 FEET THEREOF AS CONVEYED TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION BY GENERAL WARRANTY DEED RECORDED DECEMBER 21, 2011, IN INSTRUMENT NO. 2011-1050364.

PARCEL CONTAINING 43,644 SQUARE FEET OR 1.00 ACRES MORE OR LESS.



Expires 6/30/2016

**LEGAL DESCRIPTION
PARCEL 4**

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN THE RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 65 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22; AND

THE EAST 65 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22.

SAID PARCEL CONTAINS 32,248.18 SQUARE FEET OR 0.74 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION
PARCEL 5**

THAT PORTION OF A PARCEL OF LAND AS DESCRIBED IN DOCUMENT #2010-0562670, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 181.35 FEET OF THE SOUTH 326.35 FEET OF THE NORTH 678.69 FEET OF THE WEST 314.40 FEET OF THE EAST 347.70 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTHERLY 90.68 FEET THEREOF.

SAID PARCEL CONTAINS 28,539.42 SQUARE FEET OR 0.66 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION
PARCEL 6**

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN THE RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 65 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

EXCEPT THE NORTH 588.38 FEET; AND

THE EAST 33 FEET OF THE SOUTH 90.63 FEET OF THE NORTH 588.38 FEET OF THE
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

SAID PARCEL CONTAINS 50,697.24 SQUARE FEET OR 1.16 ACRES, MORE OR LESS.