



MEMORANDUM Transportation & Development – CC Memo No. 13-093

DATE: SEPTEMBER 12, 2013
TO: MAYOR AND COUNCIL
THRU: RICH DLUGAS, CITY MANAGER [initials]
MARSHA REED, ASSISTANT CITY MANAGER [initials]
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR [initials]
JEFF KURTZ, PLANNING ADMINISTRATOR [initials]
KEVIN MAYO, PLANNING MANAGER [initials]
FROM: DAVID DE LA TORRE, PRINCIPAL PLANNER [initials]
SUBJECT: ANNEXATION – NORTH OF THE NORTHWEST CORNER OF COOPER AND CHANDLER HEIGHTS ROADS
Introduction and Tentative Adoption of Ordinance No. 4486
Request: Annexation of approximately 2.5 acres
Location: North of the northwest corner of Cooper and Chandler Heights roads
Applicant: Kevin and Wendy Wise

BACKGROUND

The subject site consists of two undeveloped parcels that are zoned Rural-43 in the County. The property owners intend to build their home on the western parcel following annexation and rezoning. The remaining parcel would be left for agricultural uses or future single family homes. This would be consistent with the Chandler Land Use Element of the General Plan and the Southeast Chandler Area Plan, which designate the area for low density residential development.

The subject site is bordered to the south by two unincorporated rural residential properties each containing one home. To the north are vacant parcels that will soon be developed as the Calabria subdivision and to the east and west past Cooper Road and Tower Avenue are existing single family developments.

UTILITY SERVICES

Existing municipal water service (6") and reclaimed water (12") are located in Cooper Road. Currently, the nearest sewer line (8") connection is located about 240 feet south of the site, but will soon be extended along Tower Avenue on the west side of the site as part of the Calabria development immediately north of the site.

PLANNING STAFF COMMENTS

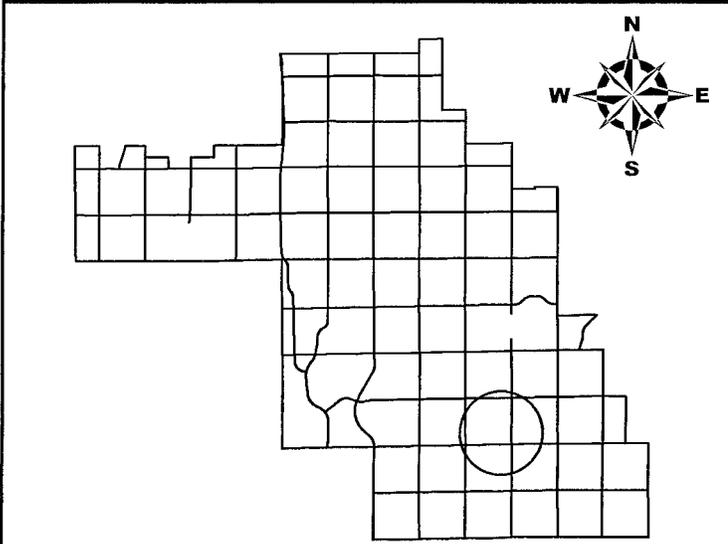
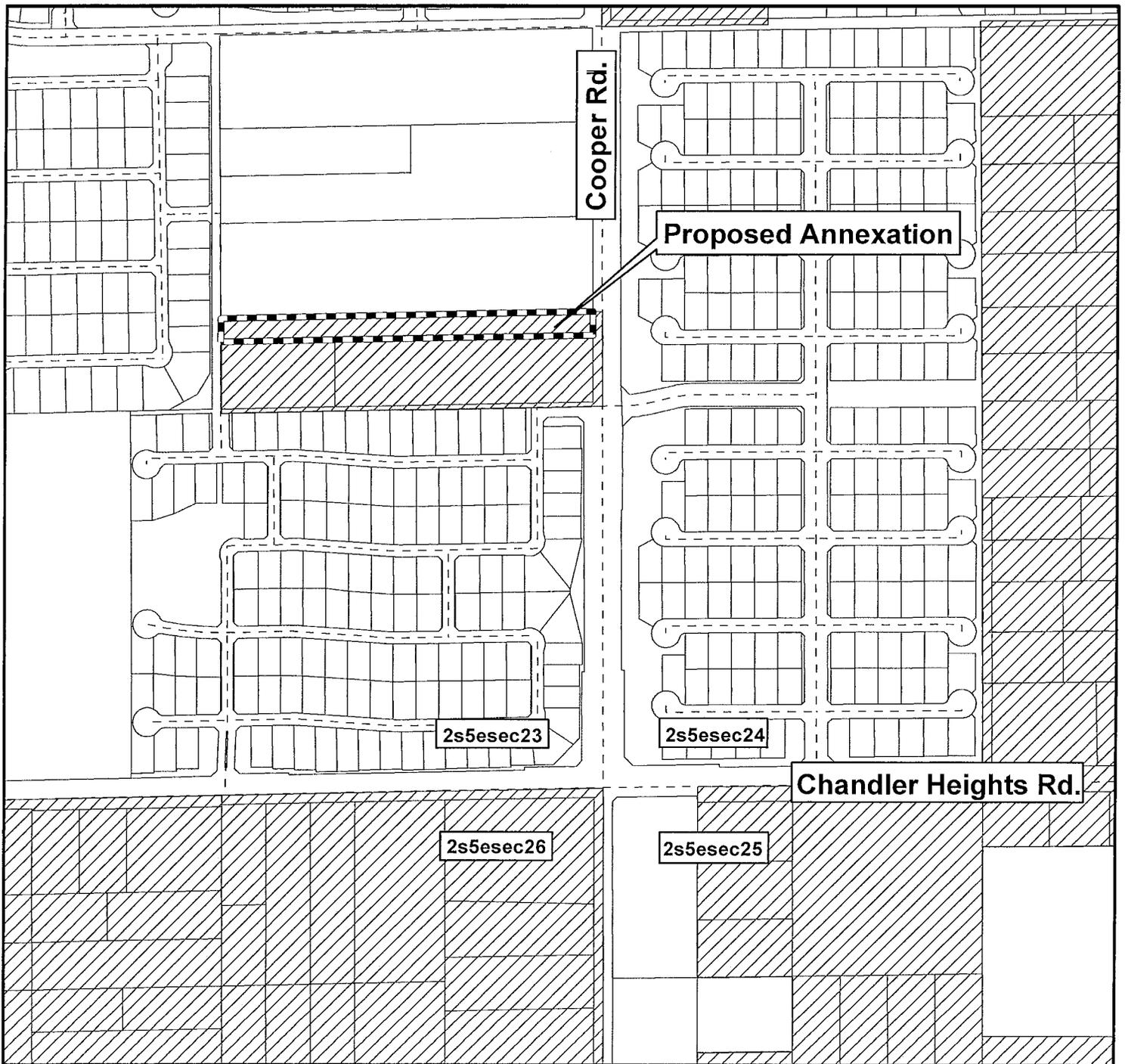
Planning Staff circulated this request among City Departments and received no negative comments relative to the property's annexation.

RECOMMENDATION

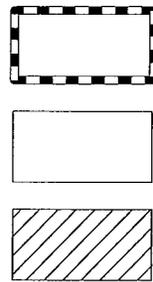
Move to introduce and tentatively adopt Ordinance No. 4486, annexing approximately 2.5 acres of land described in said Ordinance, also known as NORTH OF THE NORTHWEST CORNER OF COOPER AND CHANDLER HEIGHTS ROADS, as recommended by Planning Staff.

Attachments

1. Annexation Map
2. Parcel Map
3. Ordinance No. 4486



Annexation Map



Proposed Annexation

North of the Northwest Corner of
Cooper and Chandler Heights Roads

Incorporated Area

Unincorporated Area

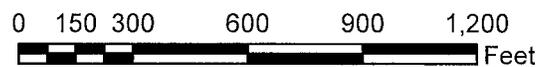
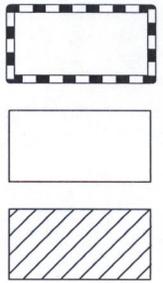
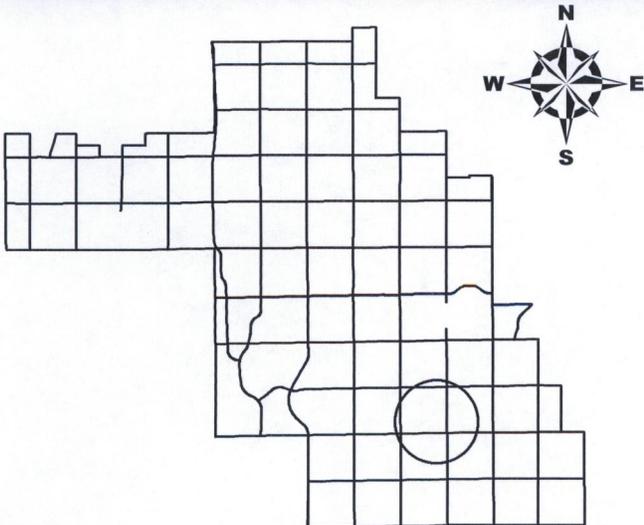


Exhibit A



Annexation Map



Proposed Annexation
 North of the Northwest Corner of
 Cooper and Chandler Heights Roads

Incorporated Area

Unincorporated Area

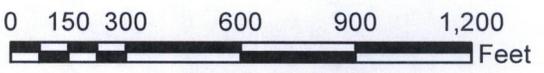
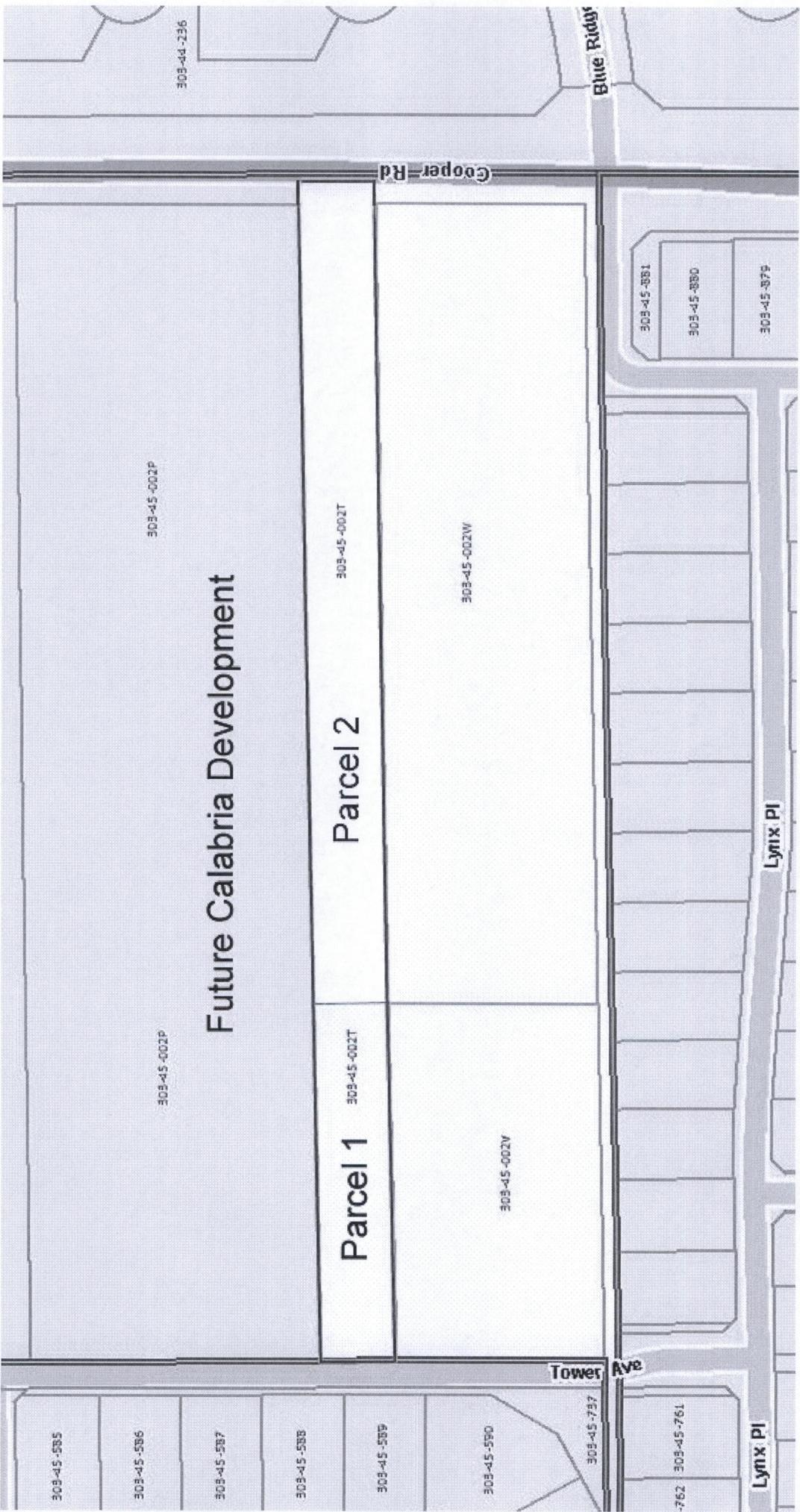


Exhibit A



Future Calabria Development

Parcel 2

Parcel 1

303-45-585

303-45-586

303-45-587

303-45-588

303-45-589

303-45-590

303-45-737

303-45-761

Lynix Pl

Lynix Pl

Cooper Rd

Blue Ridge

303-44-236

303-45-002P

303-45-002P

303-45-002T

303-45-002T

303-45-002W

303-45-002V

303-45-881

303-45-880

303-45-879

ORDINANCE NO. 4486

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, (NORTH OF THE NORTHWEST CORNER OF COOPER AND CHANDLER HEIGHTS 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

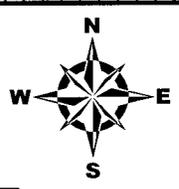
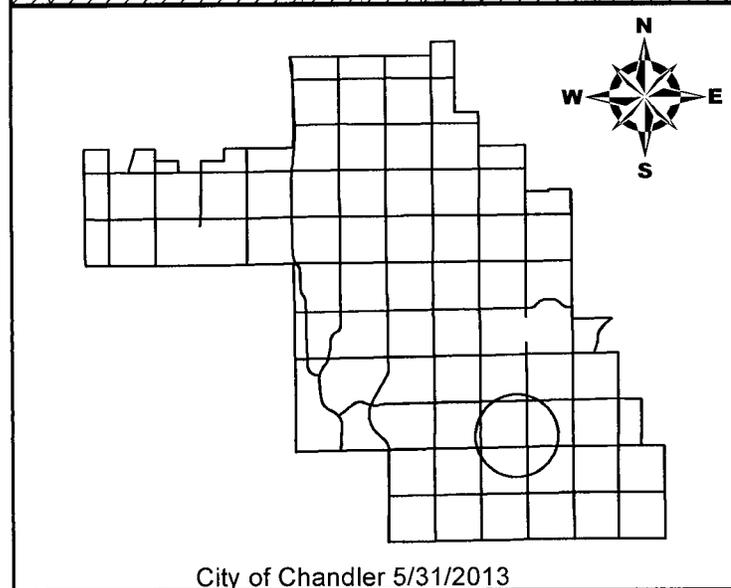
I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4486 was duly passed and
adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the
____ day of _____, 2013, and that a quorum was present thereat.

CITY CLERK

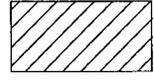
APPROVED AS TO FORM:

CITY ATTORNEY *LAB*

PUBLISHED:



Annexation Map

-  **Proposed Annexation**
North of the Northwest Corner of
Cooper and Chandler Heights Roads
-  **Incorporated Area**
-  **Unincorporated Area**

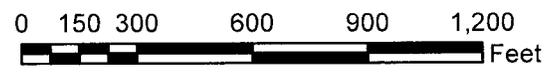


Exhibit A

LEGAL DESCRIPTION PARCEL 1

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, BEING KNOWN AND DESIGNATED AS FOLLOWS;

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 400 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RECORDS OF MARICOPA COUNTY, ARIZONA;

LEGAL DESCRIPTION PARCEL 2

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, BEING KNOWN AND DESIGNATED AS FOLLOWS;

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 400 FEET THEREOF.