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JAN 23 2014



MEMORANDUM Transportation & Development – CC Memo No. 14-005

DATE: JANUARY 23, 2014

TO: MAYOR AND COUNCIL

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

FROM: DAVID DE LA TORRE, AICP, PRINCIPAL PLANNER *DDT*

SUBJECT: ANNEXATION PUBLIC HEARING – WEST OF NORTHWEST CORNER OF RIGGS AND LINDSAY ROADS

Request: Annexation of approximately 19 acres

Location: West of the Northwest corner of Riggs and Lindsay roads

Applicant: Lowell G. Peterson, LGP Enterprises, Inc.

BACKGROUND

The subject site is currently undeveloped and is zoned RU-43 within the County. The site is bordered by unincorporated rural residential properties to the north, Bela Flor custom home subdivision to the west, recently rezoned property for Jacaranda Place subdivision to the east and Riggs Road on the south. The Chandler Land Use Element of the General Plan designates the site as Residential and the Southeast Chandler Area Plan designates a more specific land use category of Rural / Agrarian Character. The property owner has submitted a rezoning application to allow the development of a single family subdivision on the subject site.

UTILITY SERVICES

Existing municipal water service (6”), waste water service (8”), and reclaimed water (24”) are available in Riggs Road.

STAFF COMMENTS

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

RECOMMENDATION

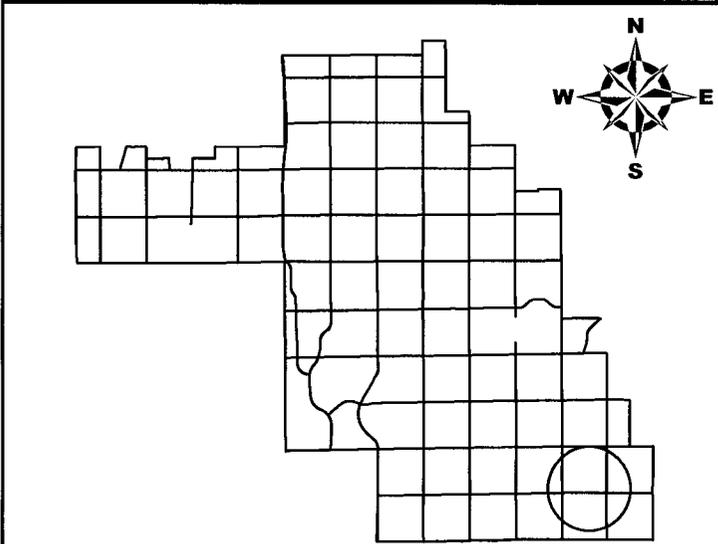
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

MAYOR'S STATEMENT

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

Attachments

1. Annexation Map



Annexation Map



Proposed Annexation

West of the Northwest Corner of
Riggs and Lindsay Roads



Incorporated Area



Unincorporated Area



Exhibit A