

PH2
OCT 23 2014



MEMORANDUM

Planning Division – CC Memo No. 14-111

DATE: OCTOBER 23, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER ^{MR}
JEFF KURTZ, PLANNING ADMINISTRATOR ^{JK}
KEVIN MAYO, PLANNING MANAGER

FROM: DAVID DE LA TORRE, AICP, PRINCIPAL PLANNER ^{DDLT}

SUBJECT: ANNEXATION PUBLIC HEARING – NORTH OF THE NORTHWEST CORNER OF MCQUEEN ROAD AND HUNT HIGHWAY

Request: Annexation of approximately 10 acres

Location: North of the northwest corner of McQueen Road and Hunt Highway

Applicant: Ed Bull, Burch and Cracchiolo, PA

BACKGROUND

The subject site is a 10-acre parcel that has one single family home and a couple of non-residential structures. The parcel abuts the south end of Fieldstone Estates subdivision on the west side of McQueen Road. South of the subject parcel is an unincorporated rural residential area consisting of twenty homes located on lots that range in size from approximately 1 – 2.5 acres.

The Chandler Land Use Element of the General Plan designates the site as residential and refers to the Southeast Chandler Area Plan (SECAP) for more specific land uses. The SECAP designates the subject site as Traditional Suburban Character. A rezoning and preliminary development plan application has been submitted for the subject parcel to construct a low density residential subdivision, which will be forthcoming following approval of the requested annexation.

UTILITY SERVICES

Existing municipal water service (16”), waste water service (8”), and reclaimed water (12”) are available on McQueen Road.

STAFF COMMENTS

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

RECOMMENDATION

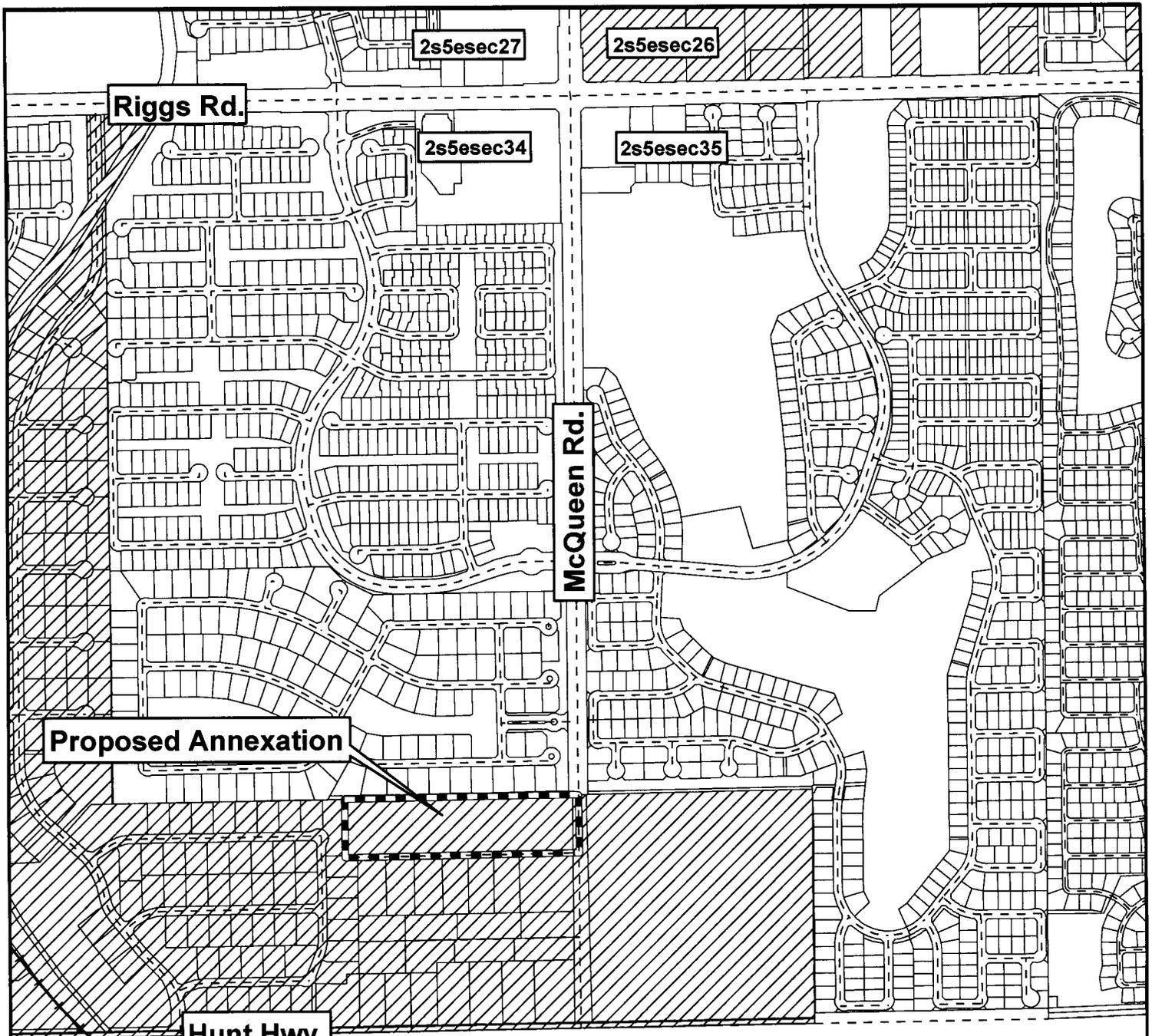
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

MAYOR’S STATEMENT

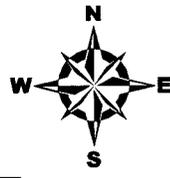
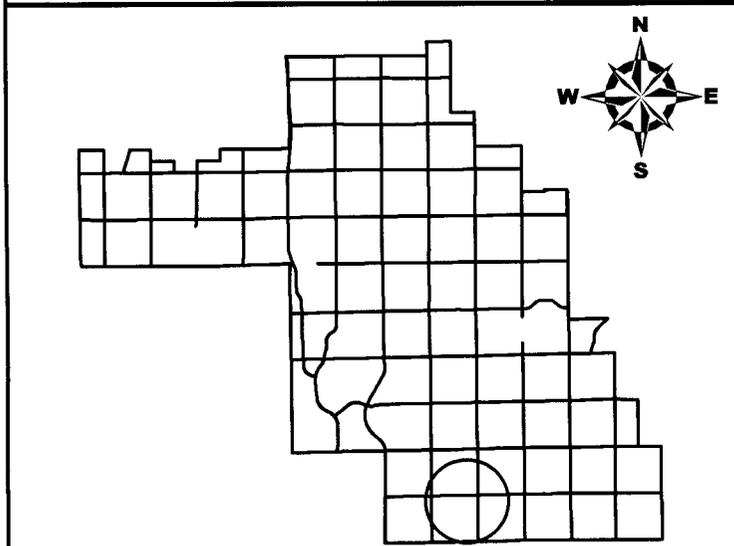
The Public Hearing regarding the proposed annexation is now open for comment.

Attachment

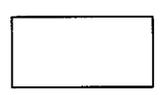
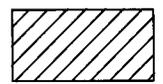
1. Annexation Map



Gila River Indian Community



Annexation Map

-  **Proposed Annexation**
North of the Northwest Corner of
McQueen Road and Hunt Highway
-  **Incorporated Area**
-  **Unincorporated Area**

