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**Chandler · Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning Division – CC Memo No. 15-009**

**DATE:** JANUARY 22, 2015

**TO:** MAYOR AND COUNCIL

**THRU:** RICH DLUGAS, CITY MANAGER *RD*  
MARSHA REED, ASSISTANT CITY MANAGER *MR*  
JEFF KURTZ, PLANNING ADMINISTRATOR  
KEVIN MAYO, PLANNING MANAGER *KM*

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

**SUBJECT:** ANNEXATION PUBLIC HEARING – SOUTH OF THE SOUTHEAST CORNER OF CHANDLER HEIGHTS AND COOPER ROADS

**Request:** Annexation of approximately 9.53 acres

**Location:** South of the southeast corner of Chandler Heights and Cooper Roads

**Applicant:** Michael Cronin, Terra West Communities

**BACKGROUND**

The subject site consists of three rural residential properties currently zoned RU-43 in the County. Two of the properties have existing single family homes and ancillary structures, and the third is undeveloped. The site is bordered by rural residential properties to the north, east and west, and abuts the Circle G at Riggs Homestead Ranch neighborhood to the south.

On March 28, 2013, the City approved the annexation of 25 acres abutting the north and east sides of the subject site. The applicant intends to develop a low-density residential neighborhood on the subject properties together with the previously annexed 25 acres. A rezoning application and preliminary development plans are currently being reviewed and will be forthcoming to Mayor and Council. 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, supporting low-density residential development.

**UTILITY SERVICES**

Existing municipal water service (16") and waste water service (18") are located in Chandler Heights Road. The developer will be required to extend a 12" reclaimed water line in Chandler Heights Road to serve the property.

**STAFF COMMENTS**

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

**RECOMMENDATION**

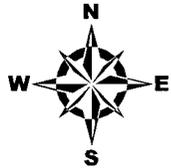
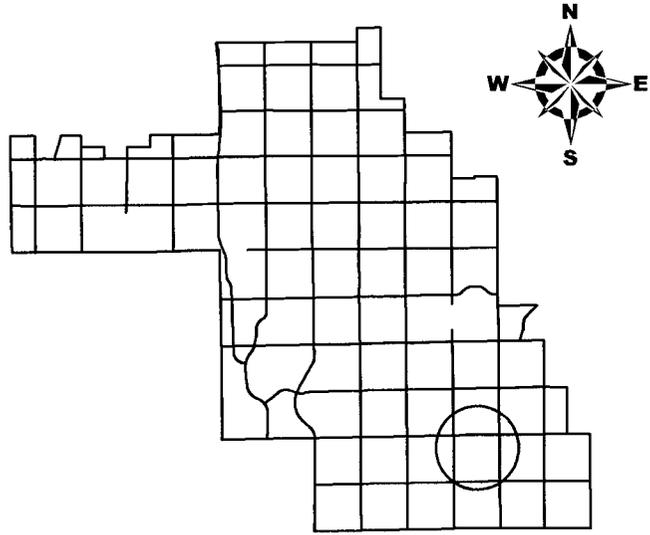
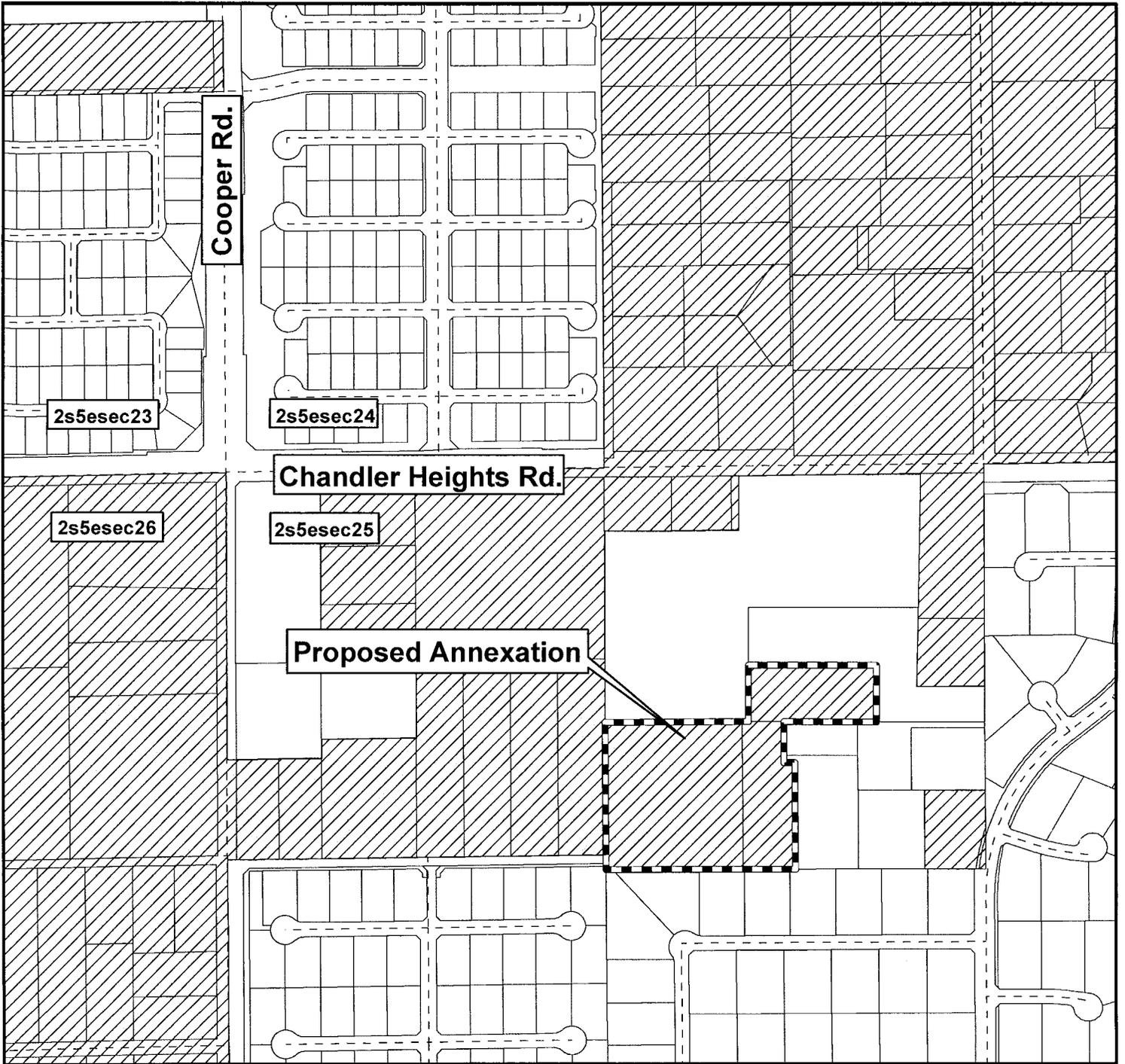
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

**MAYOR'S STATEMENT**

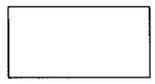
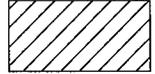
The Public Hearing regarding the proposed annexation is now open for comment.

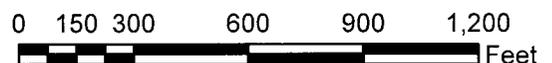
**Attachments**

1. Annexation Map



# Annexation Map

-  **Proposed Annexation**  
South of the Southeast Corner of Chandler Heights and Cooper Roads
-  **Incorporated Area**
-  **Unincorporated Area**



**Exhibit A**