

MEMORANDUM Planning Division – CC Memo No. 15-010

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 KA

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

SUBJECT: ANNEXATION PUBLIC HEARING – NORTHWEST CORNER OF GILBERT AND BROOKS FARM ROADS

- Request: Annexation of approximately 5 acres
Location: Northwest corner of Gilbert and Brooks Farm Roads
Applicant: Kirste Kowalsky, Earl, Curley & Lagarde, P.C.

BACKGROUND

The subject site is an approximately 5-acre parcel and adjacent right-of-way adjoining the north side of the Roosevelt Water Conservation District’s reservoir that wraps around the Basha’s shopping center at the northwest corner of Chandler Heights and Gilbert Roads. The site, currently zoned RU-43 in the County, is bordered by the Eastern Canal on the west, an undeveloped and unincorporated parcel on the north, and Gilbert Road on the east.

The applicant would like to develop a self-storage facility on the site and intends to follow the annexation with a request for rezoning and preliminary development plan approval. The Chandler Land Use Element of the General Plan designates the site as Residential, for which self-storage facilities can be considered to serve the needs of residential areas.

UTILITY SERVICES

Existing municipal water service (16”), waste water service (8”), and reclaimed water (12”) are located in Gilbert Road to serve future development on the property.

STAFF COMMENTS

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

RECOMMENDATION

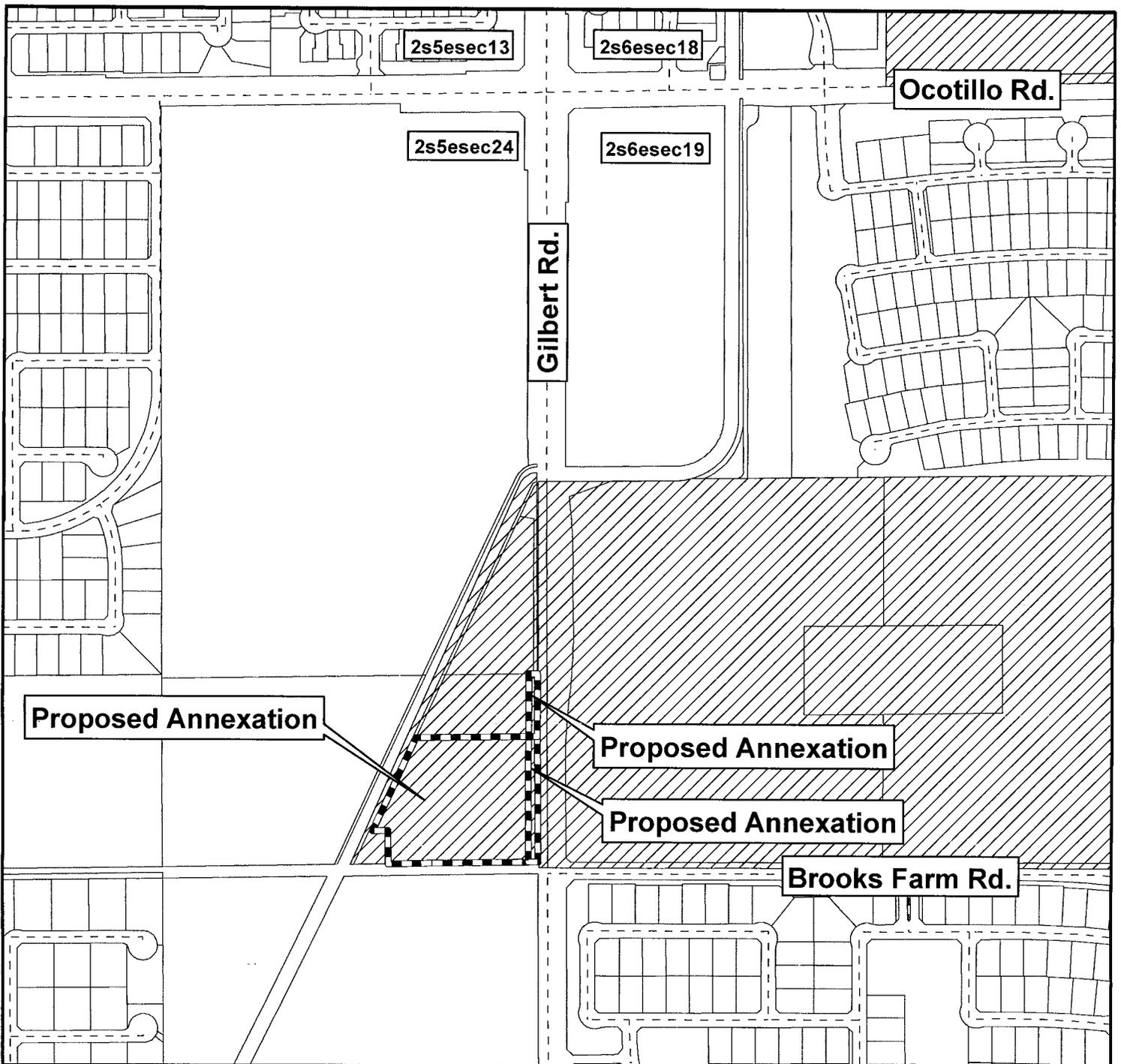
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

MAYOR'S STATEMENT

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

Attachments

1. Annexation Map



Proposed Annexation

Proposed Annexation

Proposed Annexation

Brooks Farm Rd.

Gilbert Rd.

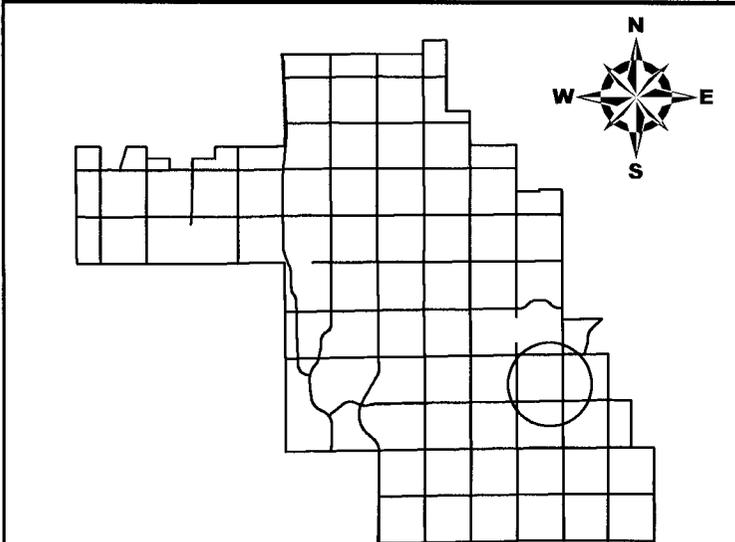
Ocotillo Rd.

2s5e13

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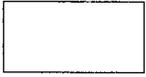


Annexation Map

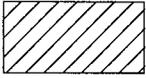


Proposed Annexation

Northwest Corner of Gilbert and Brooks Farm Roads



Incorporated Area



Unincorporated Area

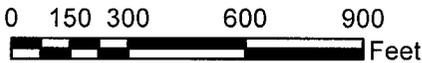


Exhibit A