

**MEMORANDUM**                      **Planning Division – CC Memo No. 15-031**

**DATE:**                      FEBRUARY 26, 2015

**TO:**                              MAYOR AND COUNCIL

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

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

**SUBJECT:**                      DVR15-0003 SOUTHWEST CORNER OF QUEEN CREEK AND THE UNION  
PACIFIC RAILROAD  
Introduction and Tentative Adoption of Ordinance No. 4610

Request:                      The establishment of initial City zoning of Agriculture (AG-1) on  
an approximately 18.75-acre parcel

Location:                      Southwest corner of Queen Creek Road and the Union Pacific  
Railroad

Applicant:                      City Initiative

**RECOMMENDATION**

Upon finding the request to be consistent with Arizona Revised Statutes, Planning Commission and Planning Staff recommend approval of establishing the initial City zoning of AG-1 following the recent annexation of the subject site.

**BACKGROUND**

The site is an undeveloped parcel that is currently used for agricultural purposes and is bordered by an unincorporated rural residential property to the west, Queen Creek Road to the north, the Union Pacific Railroad to the east, and undeveloped property owned by First Baptist Church to the south.

The City Council tentatively adopted an ordinance to annex the subject parcel on November 20, 2014, and is expected to adopt the second reading of the ordinance on February 26, 2015.

Planning Staff has not received any comments from residents or other members of the public regarding the annexation, nor the establishment of initial City zoning.

An area plan amendment application and a rezoning and preliminary development plan application have been submitted for the development of a small lot single family development on the subject site and a 9-acre parcel that adjoins the southwest side of the subject site. The Chandler Land Use Element of the General Plan designates the site as Employment and refers to the Chandler Airpark Area Plan (CAAP) for more specific land uses. The CAAP designates the subject site as Commercial/Office/Business Park with a Light Rail Corridor Overlay.

Planning Staff does not support the land use that is requested with the pending development applications, but does not oppose the annexation and establishment of initial City zoning of the subject property to allow the pending applications to be reviewed by the Planning Commission and City Council.

In accordance with the following statute, Planning Staff is proposing an initial City zoning of AG-1, which is consistent with the previous RU-43 zoning in the county. Arizona Revised Statutes §9-471 states that “a city or town annexing an area shall adopt zoning classifications that permit densities and uses no greater than those permitted by the county immediately before annexation. Subsequent changes in zoning of the annexed territory shall be made according to existing procedures established by the city or town for the rezoning of land.”

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 7    Opposed: 0

#### **RECOMMENDED ACTIONS**

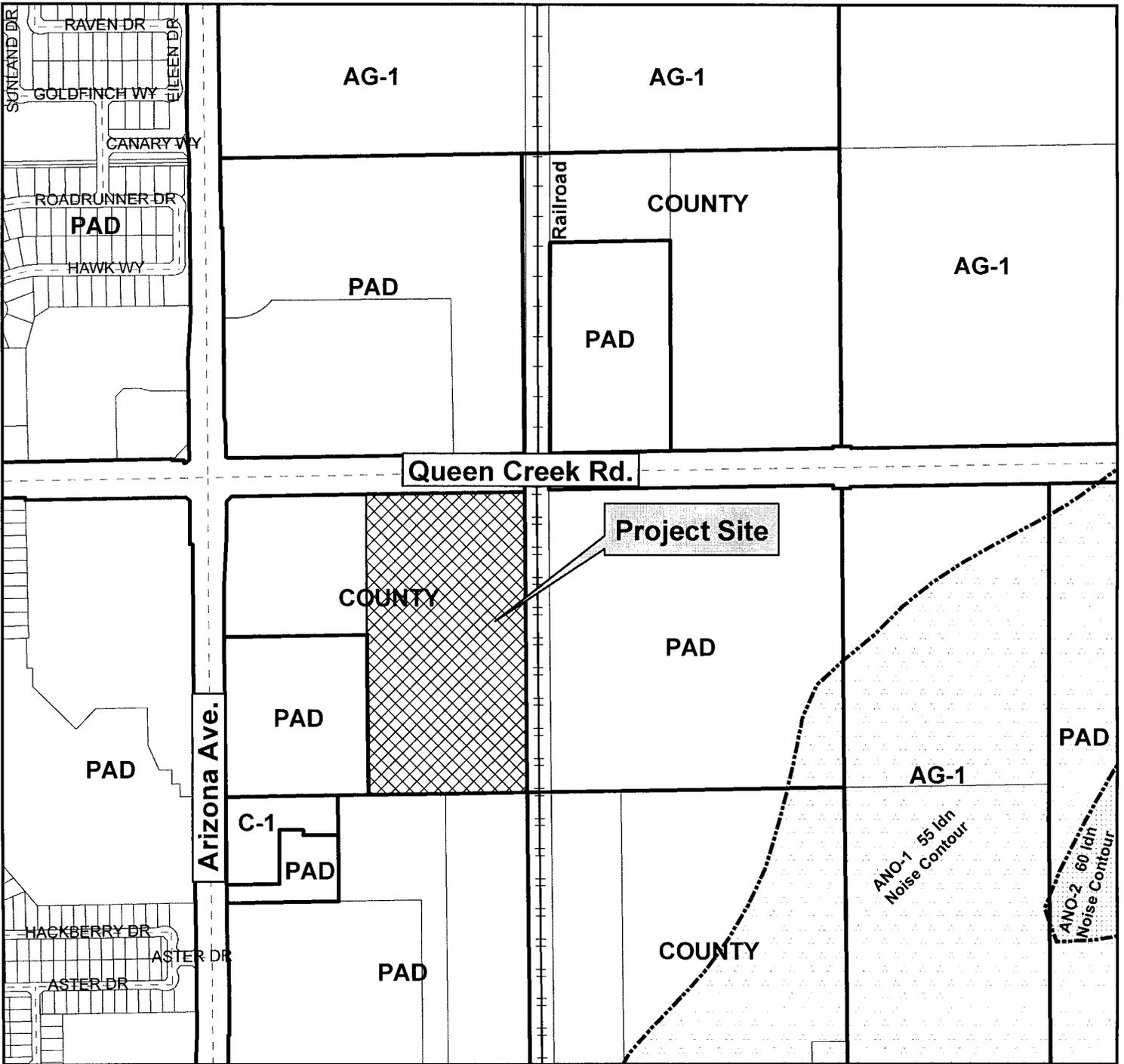
Upon finding consistency with Arizona Revised Statutes, Planning Commission and Planning Staff recommend approval of establishing the initial City zoning of AG-1 following the annexation of the subject site.

#### **PROPOSED MOTIONS**

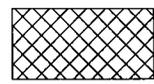
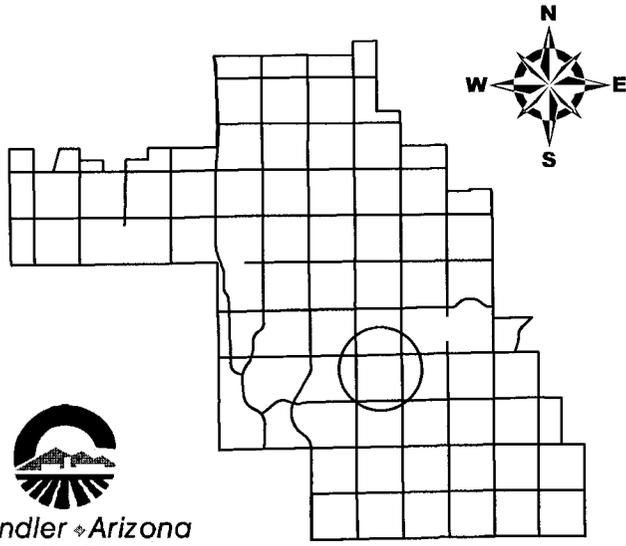
Motion to introduce and tentatively adopt Ordinance No. 4610 establishing the initial City zoning of AG-1 on an 18.75-acre parcel as requested in case DVR15-0003 SOUTHWEST CORNER OF QUEEN CREEK ROAD AND THE UNION PACIFIC RAILROAD, and as recommended by Planning Commission and Planning Staff.

#### **Attachments**

1. Location Maps
2. Ordinance No. 4610

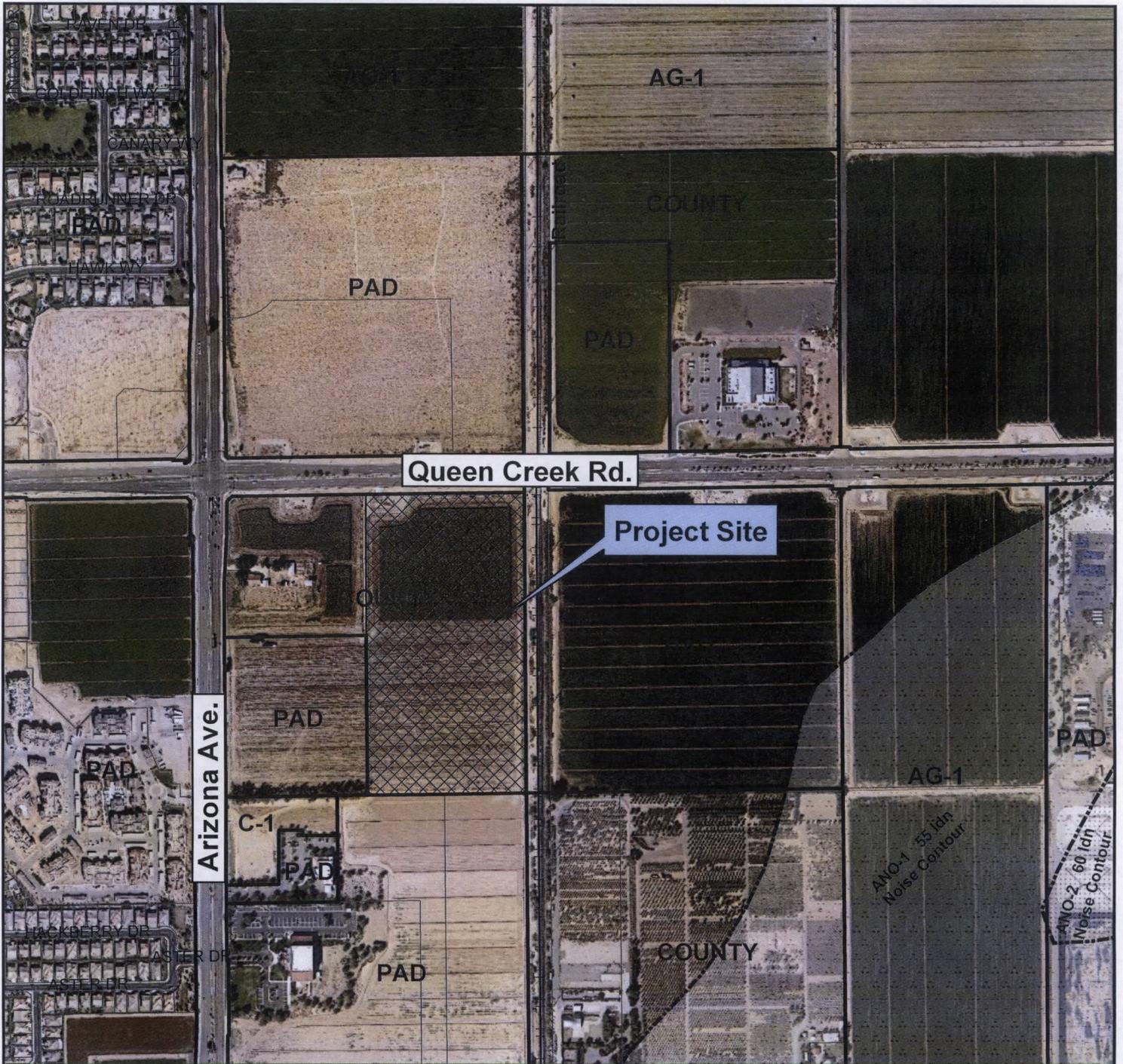


### Vicinity Map

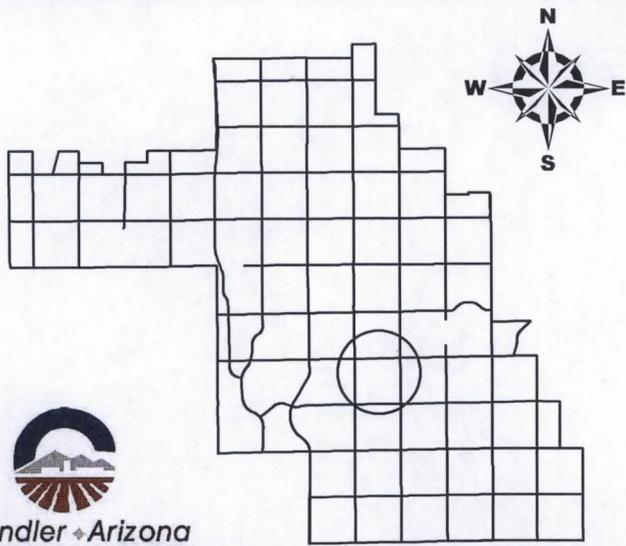


DVR15-0003

**Southwest Corner of Queen Creek and the UPRR**



## Vicinity Map



DVR15-0003

**Southwest Corner of Queen Creek and the UPRR**

**ORDINANCE NO. 4610**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL (AG-1) (DVR15-0003 SOUTHWEST CORNER OF QUEEN CREEK ROAD AND THE UNION PACIFIC RAILROAD) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

*See Attached Exhibit 'A', Vicinity Map and Legal Description*

Said parcel is hereby zoned Agricultural District (AG-1).

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. 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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this \_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

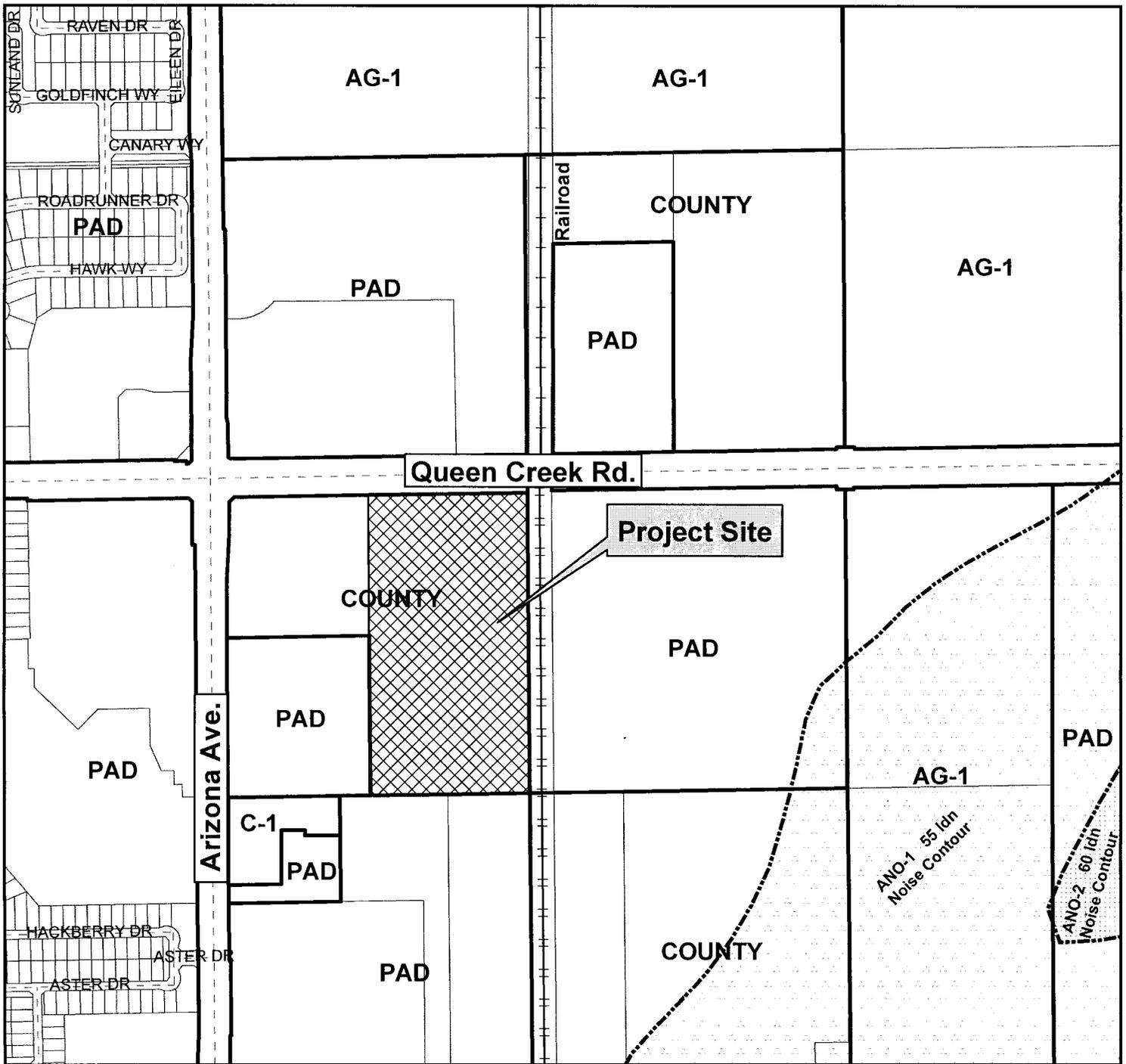
I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4610 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2015, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

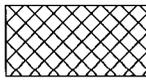
\_\_\_\_\_  
CITY ATTORNEY KSM

PUBLISHED:



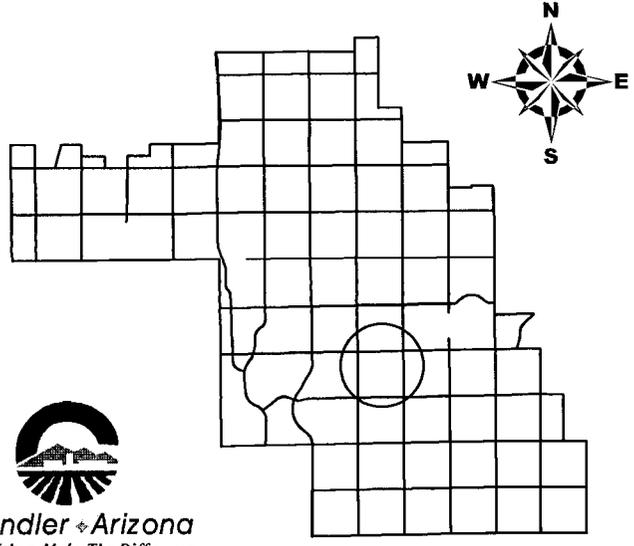
## Vicinity Map

Ordinance No. 4610 - EXHIBIT A



DVR15-0003

**Southwest Corner of Queen Creek and the UPRR**



**Chandler Arizona**  
Where Values Make The Difference

**ORDINANCE NO. 4610**

**EXHIBIT A – LEGAL DESCRIPTION**

Southwest corner of Queen Creek Road and the Union Pacific Railroad

The East half of the Northwest Quarter of the Northwest Quarter of Section 15, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County Arizona;

Except the North 80 feet thereof.