

MEMORANDUM Planning Division – CC Memo No. 15-032

DATE: FEBRUARY 26, 2015

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER PD
MARSHA REED, ASSISTANT CITY MANAGER JMR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: LAUREN SCHUMANN, CITY PLANNER LS

SUBJECT: ANNEXATION PUBLIC HEARING – NORTH OF THE NORTHWEST CORNER OF CEDAR PLACE AND RIGGS RANCH ROAD

Request: Annexation of approximately 1.25 Acres

Location: North of the Northwest Corner of Cedar Place and Riggs Ranch Road

Applicant: Michael Cronin, Terra West Communities

BACKGROUND

The subject site is currently undeveloped, vacant land, which is currently zoned RU-43 in the county. The site is bordered by rural residential properties zoned AG-1 to the west and north. Circle G At Riggs Homestead Ranch subdivision is adjacent to the east and 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, supporting low-density residential development.

The requested annexation will be the final remaining property being assembled as part of a larger single-family development. In the past two years, the City approved the annexation of 34.53 acres abutting the north and west sides of the property. The applicant intends to develop a low-density residential neighborhood on the subject property together with the previously annexed 34.53 acres. A rezoning application and preliminary development plans are currently being reviewed and will be forthcoming to Mayor and Council.

UTILITY SERVICES

Existing municipal water service (16") and wastewater 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

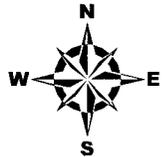
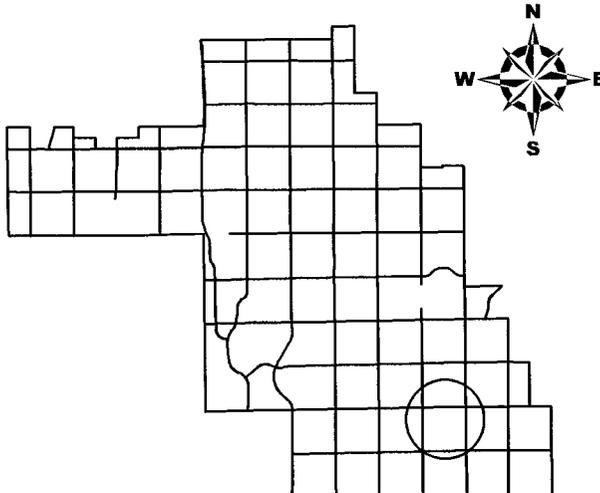
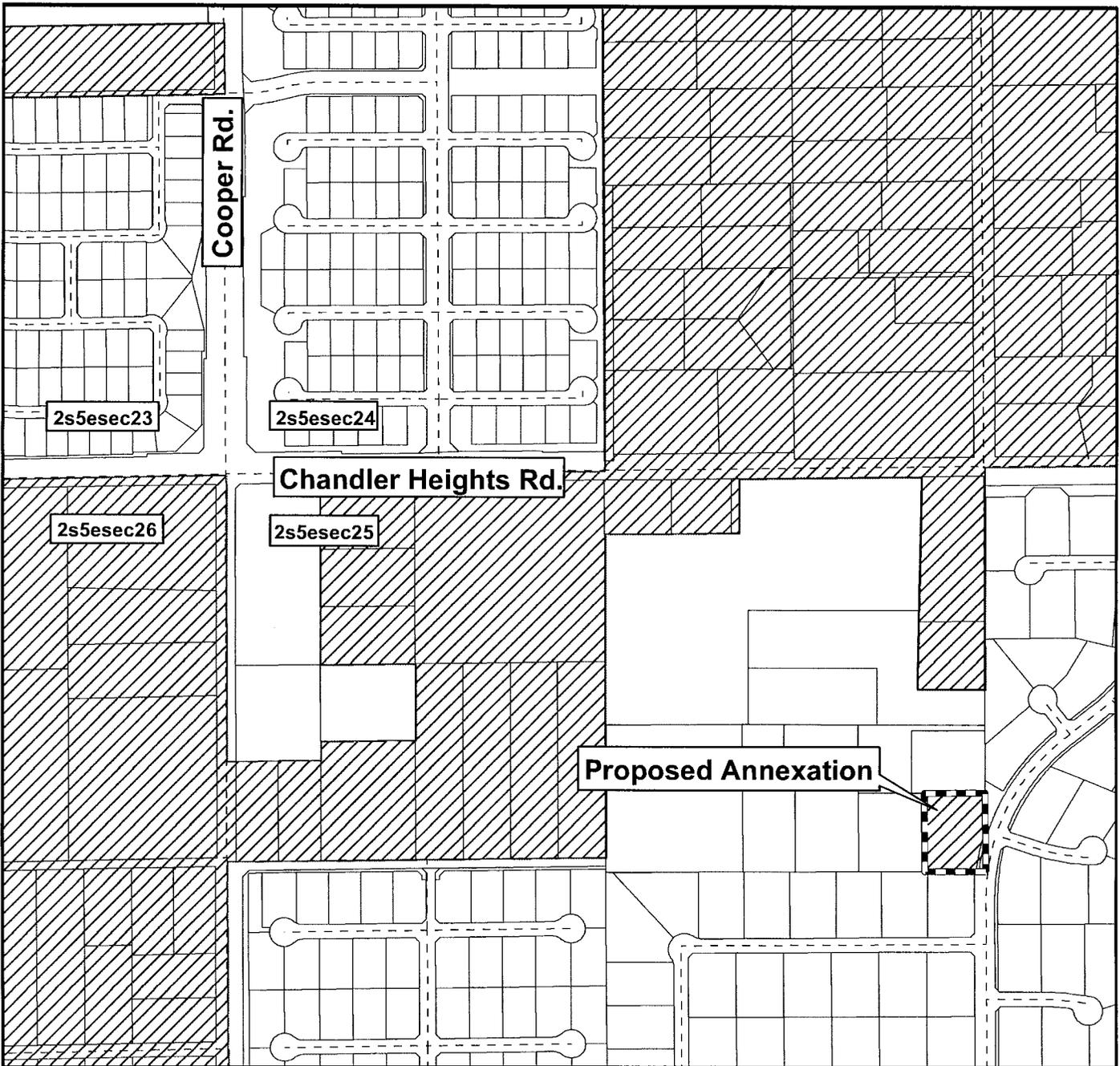
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

MAYOR'S STATEMENT

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

Attachments

1. Annexation Map



Annexation Map

-  **Proposed Annexation**
North of the Northwest Corner of Cedar Place and Riggs Ranch Road
-  **Incorporated Area**
-  **Unincorporated Area**

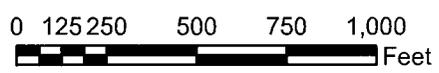


Exhibit A