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Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-036**

DATE: MARCH 12, 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: LAUREN SCHUMANN, CITY PLANNER

SUBJECT: ANNEXATION – NORTH OF THE NORTHWEST CORNER OF MCQUEEN ROAD AND HUNT HIGHWAY
Introduction and Tentative Adoption of Ordinance No. 4611

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

A public hearing for this annexation was held at the October 23, 2014, City Council meeting. Residents from the County's subdivision to the south attended the public hearing and expressed concerns about the future development regarding density and their current agrarian lifestyle. Since the public hearing, the developer has worked with the residents to the south. Planning Staff has not received any comments from residents or other members of the public regarding this annexation. Planning Staff circulated this request among City Departments and received no negative comments relative to the property's annexation.

RECOMMENDATION

Move to introduce and tentatively adopt Ordinance No. 4611, annexing approximately 10 acres of land described in said Ordinance, also known as NORTH OF THE NORTHWEST CORNER OF MCQUEEN ROAD AND HUNT HIGHWAY, as recommended by Planning Staff.

Attachment

1. Ordinance No. 4611
2. Annexation Map
3. Legal Description

ORDINANCE NO. 4611

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF CHANDLER, MARICOPA COUNTY, STATE OF ARIZONA, (NORTH OF THE NORTHWEST CORNER OF MCQUEEN ROAD AND HUNT HIGHWAY) PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF CHANDLER.

WHEREAS, a petition has been presented in writing to the City Council of the City of Chandler, Arizona, signed by the property owners of at least one-half of the value of the real and personal property as would be subject to taxation by the City of Chandler in the event of annexation and by more than one-half of the property owners within the territory and land hereinafter described as shown by the last assessment of said property, said territory being contiguous to the City of Chandler and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed to the City of Chandler so as to embrace the same; and

WHEREAS, a blank petition was filed on October 1, 2014 with the County Recorder, that a Public Hearing was held on Ocotober 23, 2014 after proper notice was given, that the thirty day waiting period ended on October 30, 2014 and that the petition was circulated thereafter and signed; and,

WHEREAS, the City Council of the City of Chandler, Arizona, is desirous of complying with said petition and extending and increasing the corporate limits of the City of Chandler to include said territory; and,

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed by the City of Chandler and had attached thereto at all times an accurate map of the territory desired to be annexed; and,

WHEREAS, no additions or alterations increasing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and/or personal property in such territory; and,

WHEREAS, no alterations decreasing the territory sought to be annexed have been made and therefore the territory to be annexed is the territory hereinafter described; and

WHEREAS, proper and sufficient certification and proof and the foregoing facts are now on file in the Office of the City Clerk of the City of Chandler, Arizona, together with the original petition referred to herein;

WHEREAS, the City may elect to provide regular fire department services to a newly annexed area under A.R.S. § 48-813(A); and

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

SECTION 1. That the following described territory be and the same hereby is annexed to the City of Chandler and that the present corporate limits be and the same hereby are extended and increased to include the following described territory contiguous to the present City limits:

See Attached Exhibit 'A', Annexation Map and Legal Description

SECTION 2. Pursuant to A.R.S. § 48-813(A), the property depicted in Exhibit A is hereby placed under the City's fire, emergency medical and police protection generally provided to other residents within the city. The services shall take effect on the first (1st) day of July following the date on which this annexation becomes final as set forth in Section 6 below, without further action by the City Council.

SECTION 3. Upon adoption of this annexation ordinance, and in no event for longer than six (6) months after the effective date of this annexation ordinance, the county zoning for said property shall continue in effect, unless and until the City of Chandler has established City zoning for said property.

SECTION 4. The Clerk of this City is hereby instructed to file and record a copy of this Ordinance, together with an accurate map of said annexed territory, certified by the Mayor of said City, in the Office of the County Recorder of Maricopa County, Arizona.

SECTION 5. 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.

SECTION 6. This ordinance shall take effect, and the annexation of the subject property shall become final, thirty days after this Ordinance is adopted.

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

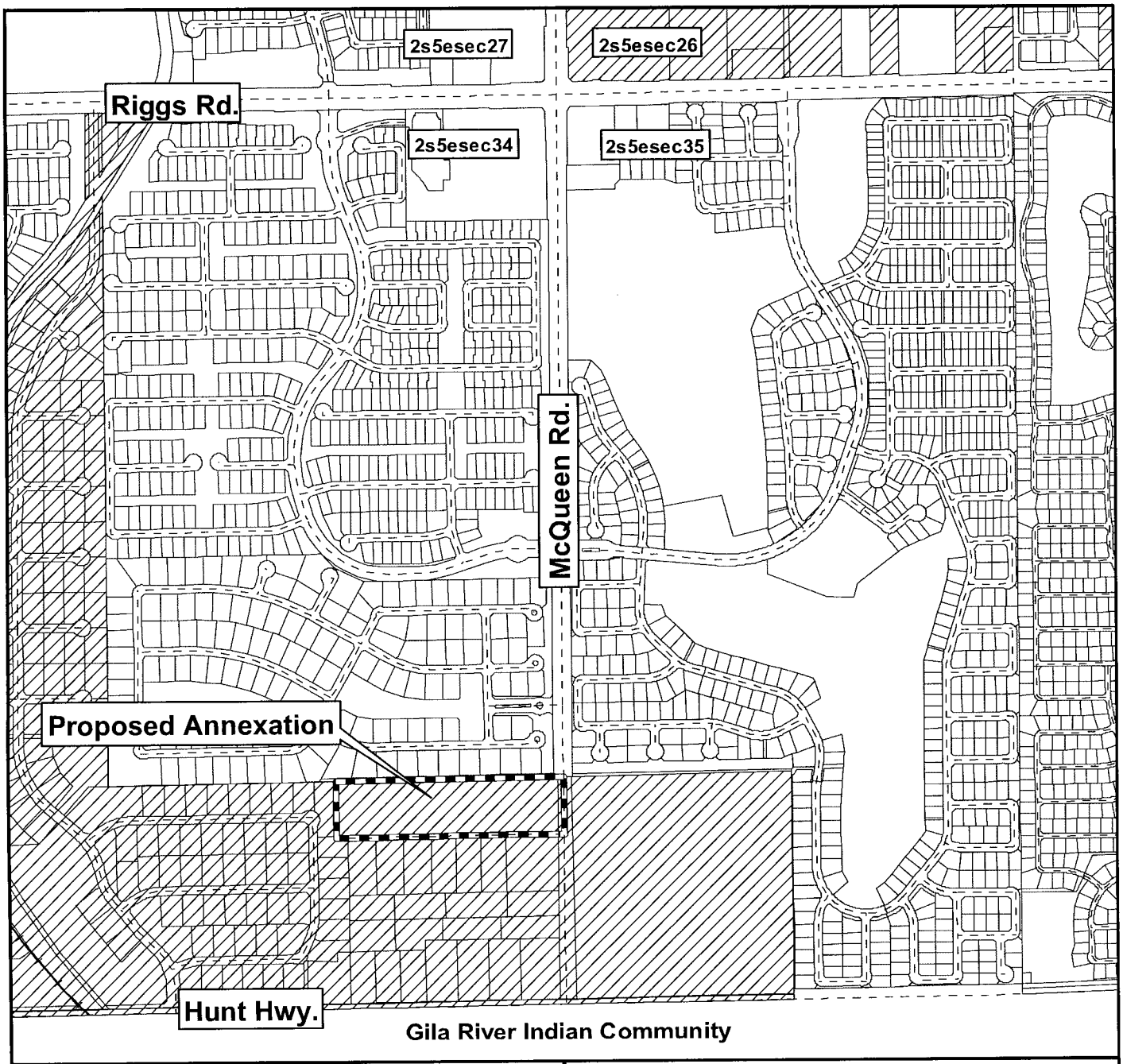
I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4611 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2015, and that a quorum was present thereat.

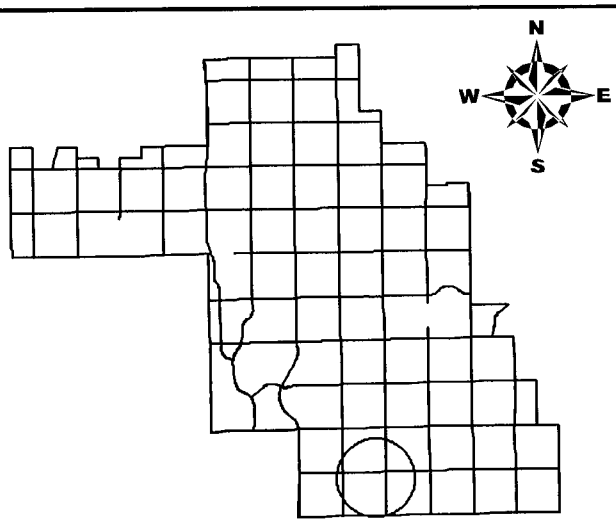
_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY KSM

PUBLISHED:





City of Chandler 2/23/2015

Annexation Map

Ordinance No. 4611

Proposed Annexation
North of the Northwest Corner of McQueen Road and Hunt Highway

Incorporated Area

Unincorporated Area

0 245 490 980 1,470 Feet

Exhibit A

Bowman
CONSULTING

July 30, 2014
PROJECT # 050001-01-001

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
55030
DOUGLAS B.
TONEY
Date Signed 7/30/14
ARIZONA, U.S.A.
Expires 09/30/2016

LEGAL DESCRIPTION
MISSION ESTATES – ANNEXATION PARCEL

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34, BEING A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 34, BEING A CITY OF CHANDLER BRASS CAP IN HAND HOLE, BEARS NORTH 00°45'14" EAST, A DISTANCE OF 2643.86 FEET;

THENCE NORTH 00°45'14" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 991.45 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 89°54'42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1323.81 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 00°45'15" EAST, ALONG SAID WEST LINE, A DISTANCE OF 330.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF TRACT L, FIELDSTONE ESTATES, ACCORDING TO BOOK 583 OF MAPS, PAGE 8, MARICOPA COUNTY RECORDS;

THENCE SOUTH 89°54'23" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1323.81 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 00°45'14" WEST, ALONG SAID EAST LINE, A DISTANCE OF 330.36 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 437,387 SQUARE FEET OR 10.0410 ACRES, MORE OR LESS.

Bowman Consulting Group, Ltd. • 1295 W Washington, Suite 108 • Tempe, Arizona 85281 • P: 480.629.8830