



MEMORANDUM Planning Division – CC Memo No. 15-037

DATE: MARCH 26, 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: DVR15-0006 NORTHWEST CORNER OF GILBERT AND BROOKS FARM ROADS
Introduction and Tentative Adoption of Ordinance No. 4620

Request: The establishment of initial City zoning of Agriculture (AG-1) on an approximately 5-acre parcel

Location: Northwest corner of Gilbert and Brooks Farm roads

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 annexation of the subject site.

BACKGROUND

The subject site is an approximately 5-acre parcel 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 Rural-43 (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

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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.

The City Council held a public hearing for the annexation of the subject site on January 22, 2015, and subsequently adopted an ordinance annexing the subject site on February 26, 2015.

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 ACTION

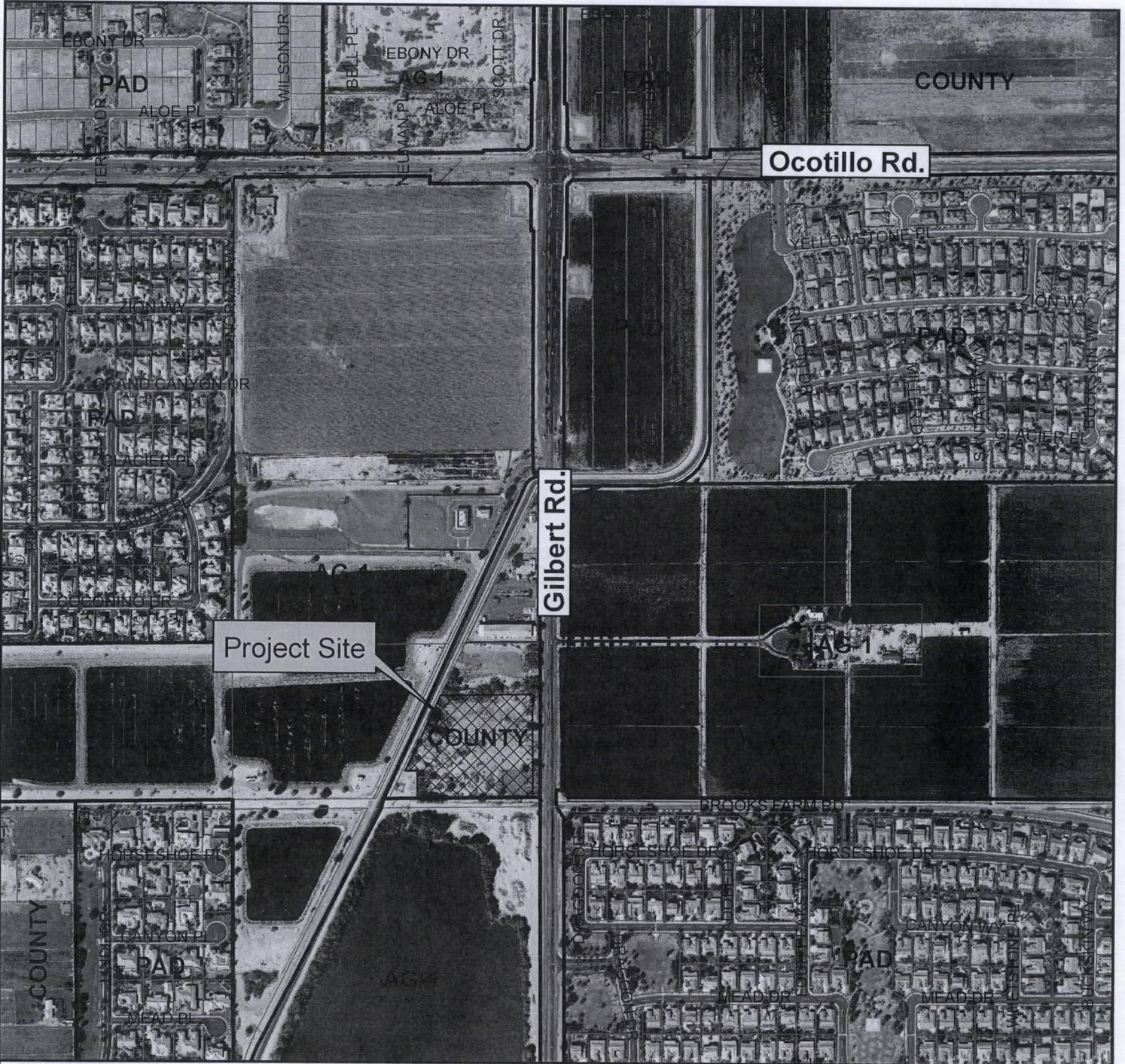
Upon finding consistency with Arizona Revised Statutes, Planning Commission and Planning Staff recommend approval of establishing the initial City zoning of AG-1 following the recent annexation of the subject site.

PROPOSED MOTION

Motion to introduce and tentatively adopt Ordinance No. 4620 establishing the initial City zoning of AG-1 on a 5-acre parcel as requested in case DVR15-0006 NORTHWEST CORNER OF GILBERT AND BROOKS FARM ROADS, and as recommended by Planning Commission and Planning Staff.

Attachments

1. Location Maps
2. Ordinance No. 4620



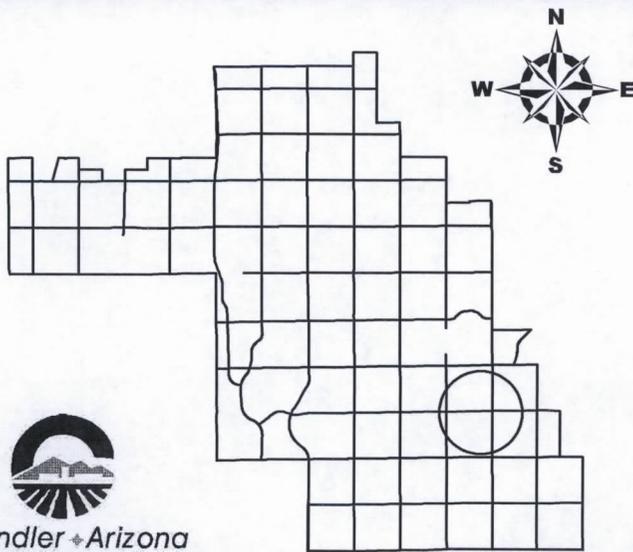
Vicinity Map

Exhibit A
Ordinance No. 4620



DVR15-0006

NWC of Gilbert and Brooks Farm Roads



ORDINANCE NO. 4620

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL (AG-1) (DVR15-0006 NORTHWEST CORNER OF GILBERT ROAD AND BROOKS FARM ROAD) 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

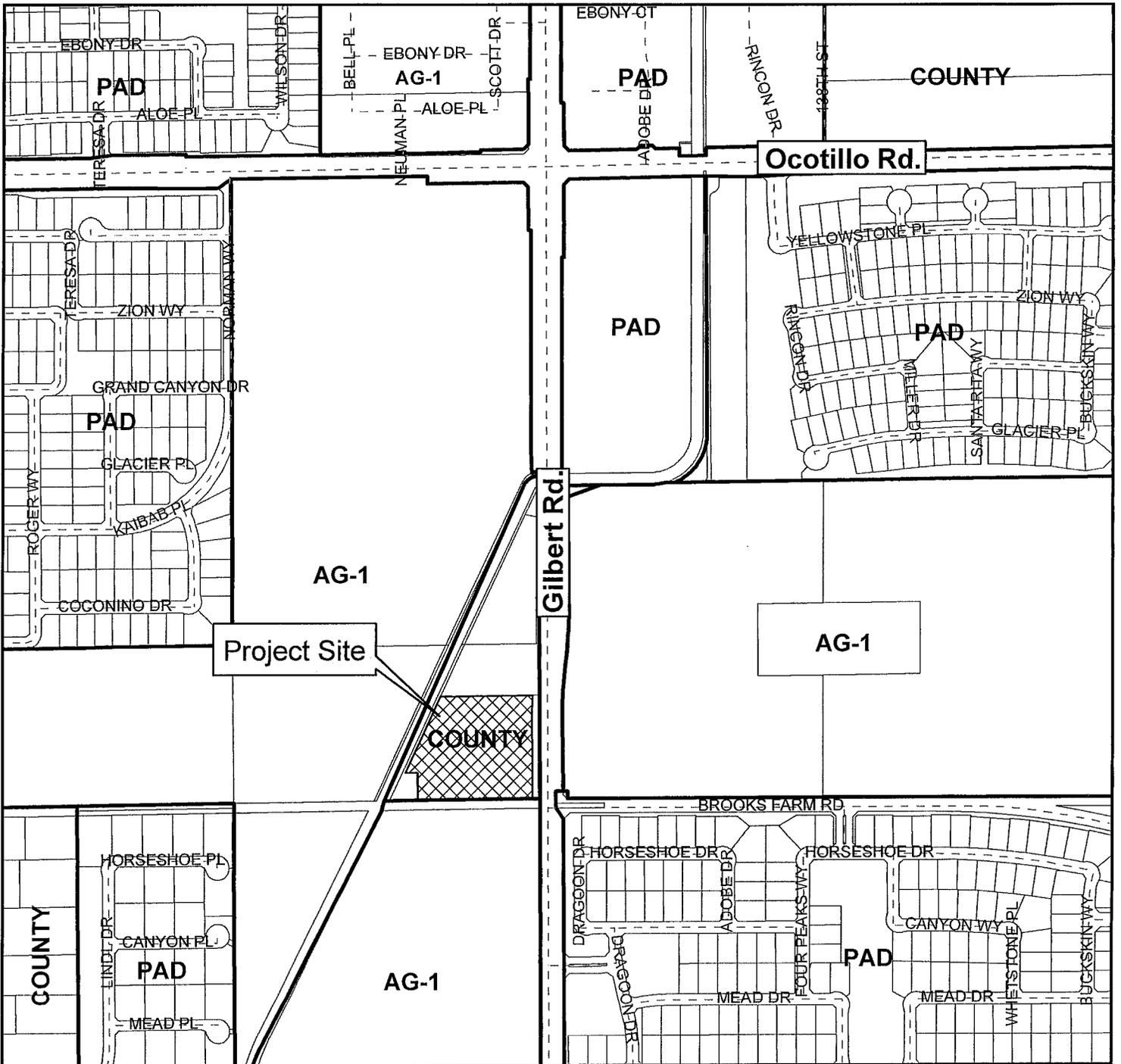
I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4620 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2015, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

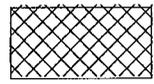
CITY ATTORNEY *K Sm*

PUBLISHED:



Vicinity Map

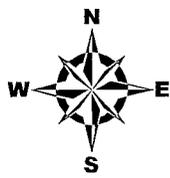
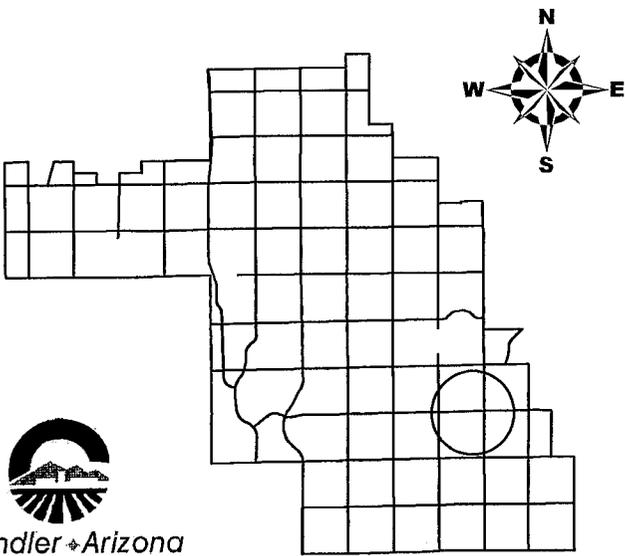
Exhibit A
Ordinance No. 4620



DVR15-0006

NWC of Gilbert and Brooks Farm Roads

CITY OF CHANDLER 2/11/2015



ORDINANCE NO. 4620
EXHIBIT "A"
LEGAL DESCRIPTION FOR PARCEL 1

A portion of the Northeast quarter of Section 24, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast quarter of said Section 24;

THENCE North 00 degrees 01 minutes 31 seconds West, a distance of 20 feet along the East line of said Section 24 to the POINT OF BEGINNING;

THENCE continuing North 00 degrees 01 minutes 31 seconds West, a distance of 427.98 feet to a point 214 feet South of the North line of the South half of the Southeast quarter of said Northeast quarter;

THENCE South 89 degrees 26 minutes 09 seconds West, parallel to said North line, a distance of 452.50 feet to a point on a line 30 feet Southeast, as measured at right angles to the centerline of the Eastern Canal;

THENCE South 25 degrees 30 minutes 48 seconds West, parallel to and 30.00 feet Southeast of the centerline of the Eastern Canal, a distance of 349.98 feet;

THENCE North 89 degrees 26 minutes 47 seconds East, parallel to the South line of the Northeast quarter of said Section 24, a distance of 57.57 feet;

THENCE South 00 degrees 12 minutes 14 seconds East, a distance of 113.50 feet to a point 20 feet North of the South line of the Northeast quarter of said Section 24;

THENCE North 89 degrees 26 minutes 47 seconds East, parallel to and 20 feet North of the South line of said Northeast quarter, a distance of 545.47 feet to the POINT OF BEGINNING;

EXCEPT the East 33.00 feet; AND

EXCEPT that part conveyed to the City of Chandler, an Arizona municipal corporation recorded December 27, 2012 in Recorder's No. 2012-1180847 described as follows:

COMMENCING at the Southeast corner of said Section 24, being monumented with a Brass Cap in handhole, from which the South quarter corner of said Section 24, being monumented with a Brass Cap in handhole, bears South 89 degrees 16 minutes 29 seconds West a distance of 2628.60 feet, said line being the south line of said Southeast quarter of Section 24 and the basis of bearing for this description;

Thence along the East line of said Southeast quarter, North 00 degrees 16 minutes 50 seconds West a distance of 2650.04 feet to the calculated position for the East quarter corner of said Section 24;

CONTINUED ON PAGE 2...

ORDINANCE NO. 4620, EXHIBIT "A"

...CONTINUED FROM PAGE 1

Thence along the East line of said Northeast quarter of Section 24, North 00 degrees 18 minutes 16 seconds West a distance of 20.00 feet to a point on a line parallel with and 20.00 feet

Northerly, measured at right angles from the South line of said Northeast quarter;

Thence along said parallel line, South 89 degrees 10 minutes 11 seconds West a distance of 33.00 feet to a point on the existing West right of way line of Gilbert Road, said point being the Southeast corner of said parcel of land as described in Document No. 2006-0247943, said point also being the POINT OF BEGINNING;

Thence continuing along the South deed line of said parcel of land as described in Document No. 2006-0247943, South 89 degrees 10 minutes 11 seconds West a distance of 32.00 feet to a point on a line parallel with and 65.00 feet westerly, measured at right angles, from said East line of the Northeast quarter;

Thence along last-mentioned parallel line, North 00 degrees 18 minutes 16 seconds West a distance of 329.08 feet to the beginning of a tangent curve concave Easterly and having a radius of 1865.00 feet;

Thence Northerly along said curve, through a central angle of 03 degrees 02 minutes 21 seconds an arc length of 98.93 feet to a point on the North deed line of said parcel of land as described in Document No. 2006-0247943;

Thence along said North deed line, North 89 degrees 09 minutes 32 seconds East a distance of 29.38 feet to a point on said existing West right of way line of Gilbert Road;

Thence along said existing West right of way line of Gilbert Road, South 00 degrees 18 minutes 16 seconds East a distance of 427.95 feet to the POINT OF BEGINNING.

Containing an area of 200,189 SQUARE FEET or 4.596 ACRES, more or less.

LEGAL DESCRIPTION FOR PARCEL 2A

That portion of a parcel of land as described in Document # 2006-0247943, records of MARICOPA COUNTY, ARIZONA, located in the NORTHEAST QUARTER of SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 EAST of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the SOUTHEAST CORNER OF SAID SECTION 24, being monumented with a Brass Cap in handhole, from which the SOUTH QUARTER CORNER of SAID SECTION 24, being monumented with a Brass Cap in handhole, bears South 89 degrees 16 minutes 29 seconds West a distance of 2628.60 feet, said line being the South line of said Southeast Quarter of Section 24 and the basis of bearings for this description;

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ORDINANCE NO. 4620, EXHIBIT "A"

...CONTINUED FROM PAGE 2

Thence along the East line of said Southeast Quarter, North 00 degrees 16 minutes 50 seconds West a distance of 2650.04 feet to the calculated position for the East Quarter corner of said Section 24;

Thence along the East line of said Northeast Quarter of Section 24, North 00 degrees 18 minutes 16 seconds West a distance of 20.00 feet to a point on a line parallel with and 20.00 feet Northerly, measured at right angles from the South line of said Northeast Quarter;

Thence along said parallel line, South 89 degrees 10 minutes 11 seconds West a distance of 33.00 feet to a point on the existing West right of way line of Gilbert Road, said point being the Southeast corner of said parcel of land as described in Document # 2006-0247943, said point also being the POINT OF BEGINNING;

Thence continuing along the South deed line of said parcel of land as described in Document # 2006-0247943, South 89 degrees 10 minutes 11 seconds West a distance of 32.00 feet to a point on a line parallel with and 65.00 feet westerly, measured at right angles, from said East line of the Northeast Quarter;

Thence along last-mentioned parallel line, North 00 degrees 18 minutes 16 seconds West a distance of 329.08 feet to the beginning of a tangent curve concave Easterly and having a radius of 1865.00 feet;

Thence Northerly along said curve, through a central angle of 03 degrees 02 minutes 21 seconds an arc length of 98.93 feet to a point on the North deed line of said parcel of land as described in Document # 2006-0247943;

Thence along said North deed line, North 89 degrees 09 minutes 32 seconds East a distance of 29.38 feet to a point on said existing West right of way line of Gilbert Road;

Thence along said existing West right of way line of Gilbert Road, South 00 degrees 18 minutes 16 seconds East a distance of 427.95 feet to the POINT OF BEGINNING.

Containing an area of 13,608 SQUARE FEET or 0.312 ACRES, more or less.

LEGAL DESCRIPTION FOR PARCEL 2B

That portion of a parcel of land as described in Document # 1998-1006653, records of MARICOPA COUNTY, ARIZONA, located in the NORTHEAST QUARTER of SECTION 24,

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ORDINANCE NO. 4620, EXHIBIT "A"

...CONTINUED FROM PAGE 3

TOWNSHIP 2 SOUTH, RANGE 5 EAST of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the SOUTHEAST CORNER OF SAID SECTION 24, being monumented with a Brass Cap in handhole, from which the SOUTH QUARTER CORNER of SAID SECTION 24, being monumented with a Brass Cap in handhole, bears South 89 degrees 16 minutes 29 seconds West a distance of 2628.60 feet, said line being the South line of said Southeast Quarter of Section 24 and the basis of bearings for this description;

Thence along the East line of said Southeast Quarter, North 00 degrees 16 minutes 50 seconds West a distance of 2650.04 feet to the calculated position for the East Quarter corner of said Section 24;

Thence along the East line of said Northeast Quarter, North 00 degrees 18 minutes 16 seconds West a distance of 447.96 feet to a point on the Easterly prolongation of the South deed line of said parcel of land as described in Document # 1998-1006653;

Thence along said Easterly prolongation, South 89 degrees 09 minutes 32 seconds West a distance of 33.00 feet to a point on the existing West right of way line of Gilbert Road and the Southeast corner of said parcel of land as described in Document # 1998-1006653, said point being the POINT OF BEGINNING;

Thence continuing along the South deed line of said parcel of land as described in Document # 1998-1006653, South 89 degrees 09 minutes 32 seconds West a distance of 29.38 feet to a point on a non-tangent curve concave Easterly and having a radius of 1865.00 feet with an initial radial line which bears South 87 degrees 15 minutes 55 seconds East;

Thence Northerly along said curve through a central angle of 04 degrees 36 minutes 21 seconds an arc length of 149.92 feet to a point of reverse with a curve concave Westerly and having a radius of 1735.00 feet;

Thence Northerly along last-mentioned curve, through a central angle of 02 degrees 09 minutes 37 seconds an arc length of 65.41 feet to a point in the North deed line of said parcel of land as described in Document # 1998-1006653;

Thence along said North deed line, North 89 degrees 09 minutes 32 seconds East a distance of 7.94 feet to a point on said existing West right of way line of Gilbert Road;

Thence along said existing West right of way line of Gilbert Road, South 00 degrees 18 minutes 16 seconds East a distance of 214.01 feet to the POINT OF BEGINNING.

Containing an area of 4,235 SQUARE FEET or 0.097 ACRES, more or less.

Combined area of PARCELS 1 and 2 equals 218,032 Square Feet or 5.005 acres, more or less.