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MEMORANDUM **Planning Division – CC Memo No. 15-048**

DATE: MARCH 26, 2015

TO: MAYOR AND COUNCIL

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

FROM: LAUREN SCHUMANN, CITY PLANNER

SUBJECT: ANNEXATION – NORTH OF THE NORTHWEST CORNER OF CEDAR PLACE AND RIGGS RANCH ROAD
Introduction and Tentative Adoption of Ordinance No. 4621

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 zoned Rural-43 (RU-43) in the county. The site is bordered by rural residential properties zoned Agricultural District (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 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

A public hearing for this annexation was held at the February 26, 2015, City Council meeting. 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.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 4621, annexing approximately 1.25 acres of land described in said Ordinance, also known as NORTH OF THE NORTHWEST CORNER OF CEDAR PLACE AND RIGGS RANCH ROAD, as recommended by Planning Staff.

Attachments

1. Ordinance No. 4621
2. Annexation Map
3. Legal Description

ORDINANCE NO. 4621

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 CEDAR PLACE AND RIGGS RANCH ROAD) 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 February 2, 2015 with the County Recorder, that a Public Hearing was held on February 26, 2015 after proper notice was given, that the thirty day waiting period ended on March 3, 2015 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

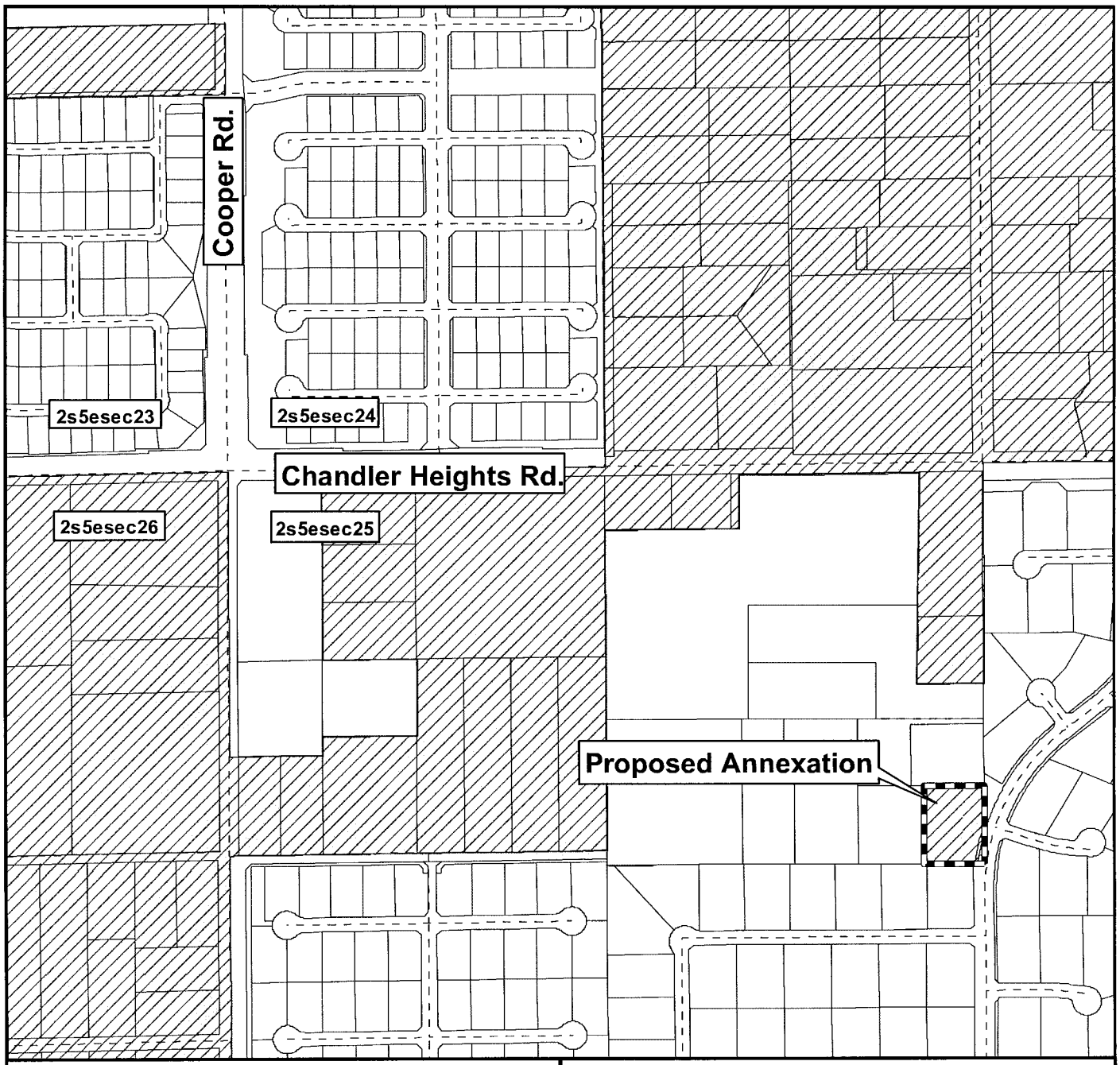
I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4621 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2015, and that a quorum was present thereat.

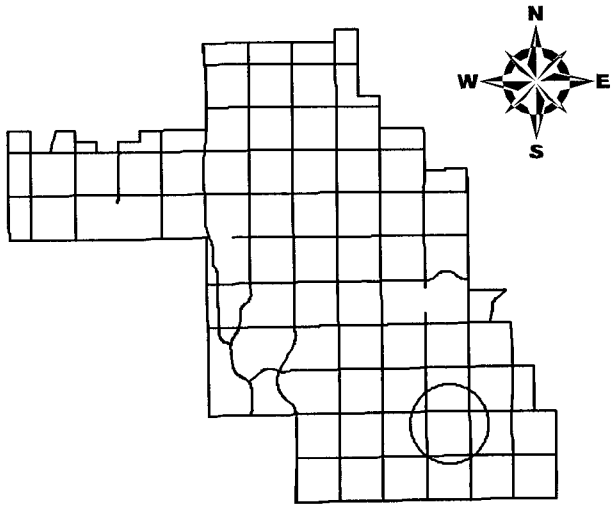
_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY KSM

PUBLISHED:





City of Chandler 3/9/2015

Annexation Map

Ordinance No. 4621

Proposed Annexation

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

Incorporated Area

Unincorporated Area

0 125 250 500 750 1,000 Feet

Exhibit A

LEGAL DESCRIPTION

File No.: 14000780

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

That part of the Northwest quarter of Section 25, 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 North quarter corner of said Section 25, being marked by a brass cap in hand hole;

Thence South 00 degrees 07 minutes 45 seconds East, (basis of bearing) along the North-South mid-section line of said Section 25, a distance of 1,129.83 feet to the True Point of Beginning;

Thence continuing South 00 degrees 07 minutes 45 seconds East, 128.05 feet to a point on a non-tangent curve, concave Southeasterly, the radius point of said curve bears South 71 degrees 12 minutes 03 seconds East, 740.00 feet distant therefrom;

Thence Southerly along the arc of said curve, through a central angle of 11 degrees 29 minutes 06 seconds (11 degrees 29 minutes 16 seconds, record), a distance of 148.33 feet (148.37, record) to a point on the Northerly line of Circle G at Riggs Homestead Unit IV, as recorded in Book 452 of Maps, Page 8, records of Maricopa County, and from which point, a point on the North-South mid-section line of said Section 25, bears South 89 degrees 57 minutes 06 seconds East (South 89 degrees 56 minutes 52 seconds East, record) 33.78 feet distant therefrom;

Thence North 89 degrees 57 minutes 06 seconds West, (North 89 degrees 56 minutes 52 seconds West, record) along the said Northerly line of Circle G at Riggs Homestead Ranch Unit IV, a distance of 176.47 feet, to a point from which a point on the Westerly line of the East half of the Northwest quarter of said Section 25, bears North 89 degrees 57 minutes 06 seconds West, 1,105.53 feet distant therefrom;

Thence North 00 degrees 07 minutes 45 seconds West, being parallel with the North-South mid-section line of Section 25, a distance of 272.34 feet;

Thence South 89 degrees 57 minutes 06 seconds East, 210.25 feet to the True Point of Beginning.

APN: 303-55-680