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MEMORANDUM

Planning Division – CC Memo No. 15-047

DATE: MARCH 26, 2015

TO: MAYOR AND COUNCIL

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

FROM: LAUREN SCHUMANN, CITY PLANNER *LS*

SUBJECT: ANNEXATION PUBLIC HEARING – NORTH OF THE NORTHWEST CORNER OF ARIZONA AVENUE AND RIGGS ROAD

Request: Annexation of approximately 9.99 Acres

Location: North of the northwest corner of Arizona Avenue and Riggs Road

Applicant: Mark Howard, U-Haul

BACKGROUND

The subject site is currently zoned intermediate (C-2) and general (C-3) commercial within the County. It contains an existing self-storage facility. The site is bordered to the north and west by county land zoned R1-35, which are single-family lots averaging 35,000 square feet. Riggs Road abuts the property's south side with Arizona Avenue adjacent on the east. The immediate northwest corner of the intersection contains a gas station, which is not included in the annexation and will remain in the County. The Chandler Land Use Element of the General Plan designates the site as Residential, as a Commercial Node, and within a Large Tract Growth Area.

UTILITY SERVICES

Existing municipal water service (12") is available in Riggs Road.

STAFF COMMENTS

Planning Staff circulated this request among City Departments and received no negative comments relative to the property's annexation.

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RECOMMENDATION

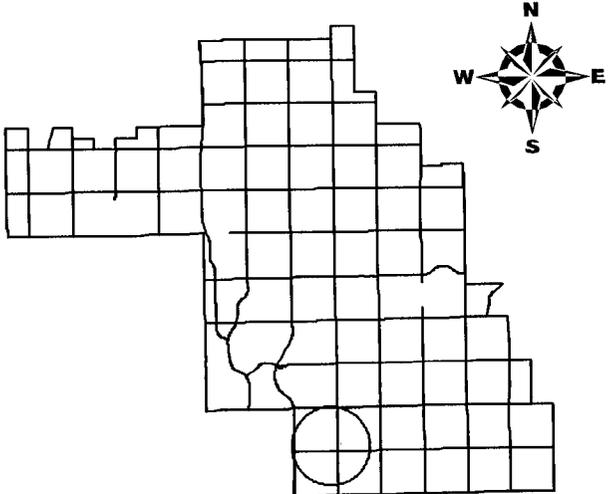
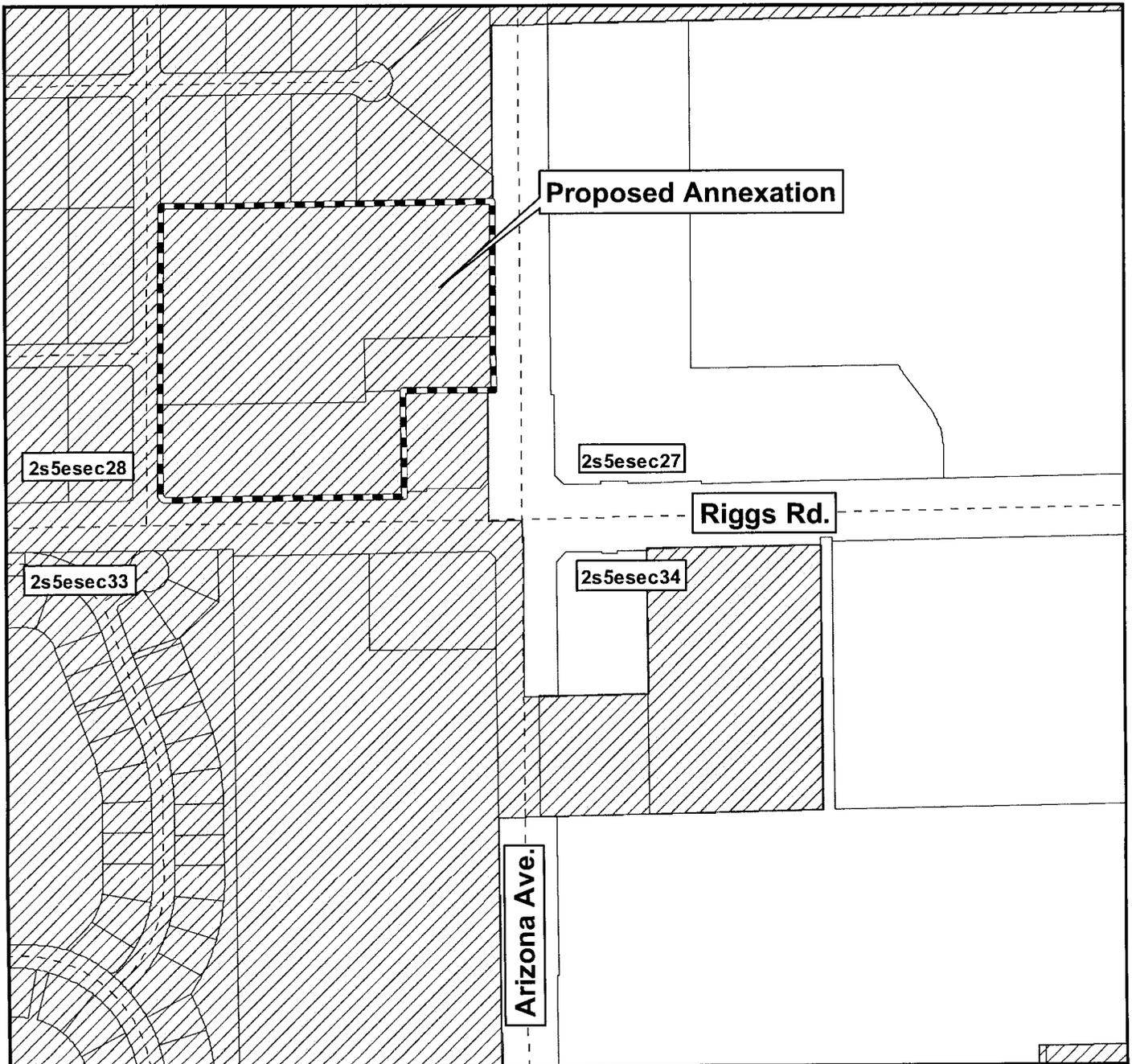
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

MAYOR'S STATEMENT

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

Attachments

1. Annexation Map
2. Legal Description

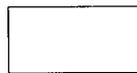


Annexation Map

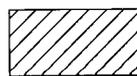


Proposed Annexation

North of the Northwest Corner of
Arizona Avenue and Riggs Road



Incorporated Area



Unincorporated Area

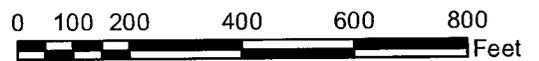


Exhibit A

LEGAL DESCRIPTION

PARCEL NO. 1: (Tax Parcel No. 303-52-144C)

Part of Tract "A", of GILA BUTTE ESTATES, according to Book 157 of Maps, page 7 of the Maricopa County

Recorder, lying in the Southeast quarter of Section 28, Township 2 South, Range 5 East of the Gila and Salt River

Base and Meridian, and more particularly described as follows:

COMMENCING at a brass cap in hand hole found at the Southeast corner of said Section 28 from which the brass

cap in hand hole at the East quarter corner of said Section bears North 00 degrees 44 minutes 20 seconds East, a

distance of 2640.95 feet;

thence along the East line of said Southeast quarter North 00 degrees 44 minutes 20 seconds East, a distance of 288.79

feet;

thence North 89 degrees 40 minutes 09 seconds West, a distance of 60.00 feet to a point on the West right-of-way line

of Arizona Avenue;

thence along said West right-of-way line North 00 degrees 44 minutes 20 seconds East, a distance of 118.11 feet to the

POINT OF BEGINNING;

thence continuing along said West right-of-way line North 00 degrees 44 minutes 20 seconds East, a distance of 300.01

feet to a point, said point being the Northeast corner of said Tract "A";

thence along the North line of said Tract "A" North 89 degrees 40 minutes 09 seconds West, a distance of 735.67 feet

to the Northwest corner of said Tract "A", said point being on the Easterly right-of-way line of 110th Way;

thence along said Easterly right-of-way line South 01 degrees 17 minutes 39 seconds West, a distance of 443.16 feet;

thence parallel to the South line of the Southeast quarter South 89 degrees 40 minutes 09 seconds East, a distance of

454.96 feet;

thence parallel to the East line of the Southeast quarter North 00 degrees 44 minutes 20 seconds East, a distance of

143.11 feet;

thence parallel to the South line of said Southeast quarter South 89 degrees 40 minutes 09 seconds East, a distance of

285.01 feet to a point on the West right-of-way line of Arizona Avenue to the POINT OF BEGINNING.

PARCEL NO. 2: (Tax Parcel 303-52-144D)

Part of Tract "A", of GILA BUTTE ESTATES, according to Book 157 of Maps, page 7 of the Maricopa County

Recorder, lying in the Southeast quarter of Section 28, Township 2 South, Range 5 East of the Gila and Salt River

Base and Meridian, and more particularly described as follows:

COMMENCING at a brass cap in hand hole found at the Southeast corner of said Section 28 from which the brass

cap in hand hole at the East quarter corner of said Section bears North 00 degrees 44 minutes 20 seconds East, a

distance of 2640.95 feet;

thence along the East line of said Southeast quarter North 00 degrees 44 minutes 20 seconds East, a distance of 288.79

feet;

thence North 89 degrees 40 minutes 09 seconds West, a distance of 60.00 feet to a point on the West right-of-way line

of Arizona Avenue and the POINT OF BEGINNING;
thence continuing North 89 degrees 40 minutes 09 seconds West along a line coincident with the North line of a parcel
as shown on survey recorded in Book 422 of Maps, page 40 of Maricopa County Recorder, a distance of 285.01 feet;
thence parallel to the East line of said Southeast quarter North 00 degrees 44 minutes 20 seconds East, a distance of 118.11 feet;
thence parallel to the South line of said Southeast quarter South 89 degrees 40 minutes 09 seconds East, a distance of 285.01 feet to a point on the West right-of-way line of Arizona Avenue;
thence along said West right-of-way line South 00 degrees 44 minutes 20 seconds West, a distance of 118.11 feet to the POINT OF BEGINNING.

PARCEL NO. 3: (Part of Tax Parcel No. 303-52-144E)

Part of Tract "A", of GILA BUTTE ESTATES, according to Book 157 of Maps, page 7 of the Maricopa County Recorder, lying in the Southeast quarter of Section 28, Township 2 South, Range 5 East of the Gila and Salt River

Base and Meridian, and more particularly described as follows:

COMMENCING at a brass cap in hand hole found at the Southeast corner of said Section 28 from which the brass

cap in hand hole at the East quarter corner of said Section bears North 00 degrees 44 minutes 20 seconds East, a

distance of 2640.95 feet;

thence along the South line of said Southeast quarter North 89 degrees 40 minutes 09 seconds West, a distance of 260.01 feet;

thence North 00 degrees 44 minutes 20 seconds East, a distance of 55.00 feet to a point on the North right-of-way line

of Riggs Road;

thence along said North right-of-way line North 89 degrees 40 minutes 09 seconds West, a distance of 270.00 feet to

the POINT OF BEGINNING;

thence continuing along said North right-of-way line North 89 degrees 40 minutes 09 seconds West, a distance of

256.98 feet to a point of curvature for a curve concave Northeasterly having a radius of 14.75 feet;

thence Northwest along said curve through a central angle of 90 degrees 58 minutes 34 seconds, an arc distance of

23.42 feet to a point on the East right-of-way line of 110th Way;

thence along said East right-of-way line North 01 degrees 17 minutes 39 seconds East, a distance of 193.82 feet;

thence parallel to the South line of said Southeast quarter South 89 degrees 40 minutes 09 seconds East, a distance of

269.95 feet;

thence parallel to the East line of said Southeast quarter South 00 degrees 44 minutes 20 seconds West, a distance of

208.80 feet to the POINT OF BEGINNING.