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APR 16 2015

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Chandler All-America City 2010

MEMORANDUM **Planning Division – CC Memo No. 15-053**

DATE: APRIL 16, 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: DVR15-0007 SOUTH OF THE SOUTHEAST CORNER OF CHANDLER HEIGHTS AND COOPER ROADS
Introduction and Tentative Adoption of Ordinance No. 4615

Request: The establishment of initial City zoning of Agricultural (AG-1) on four parcels totaling approximately 10.78 acres

Location: South of the southeast corner of Chandler Heights and Cooper roads

Applicant: City of Chandler

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 Agricultural (AG-1) following the annexation of the subject site.

BACKGROUND

The subject site consists of four rural residential properties. Two of the properties have existing single-family homes with ancillary structures, and the other two parcels are undeveloped. The site is bordered by rural residential properties zoned AG-1 to the north and County properties zoned RU-43 to the west. East and south is the Circle G at Riggs Homestead Ranch single-family custom subdivision.

On March 28, 2013, the City approved the annexation of 25 acres adjoining the north and east sides of the subject site. City Council approved the annexation of three of four parcels on

February 26, 2015. The remaining parcel will be annexed in April, 2015. The applicant intends to develop a low-density residential neighborhood on the subject properties together with the previously annexed 25 acres. A rezoning application and preliminary development plan are currently being reviewed and will be forthcoming to Mayor and Council.

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.

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."

Planning Staff supports the land use that is requested with the pending development applications, the annexation, and establishment of initial City zoning of the subject property to allow the pending applications to be reviewed by the Planning Commission and City Council.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.
In Favor: 5 Opposed: 0 Absent: 2 (Baron, Wastchak)

RECOMMENDED ACTION

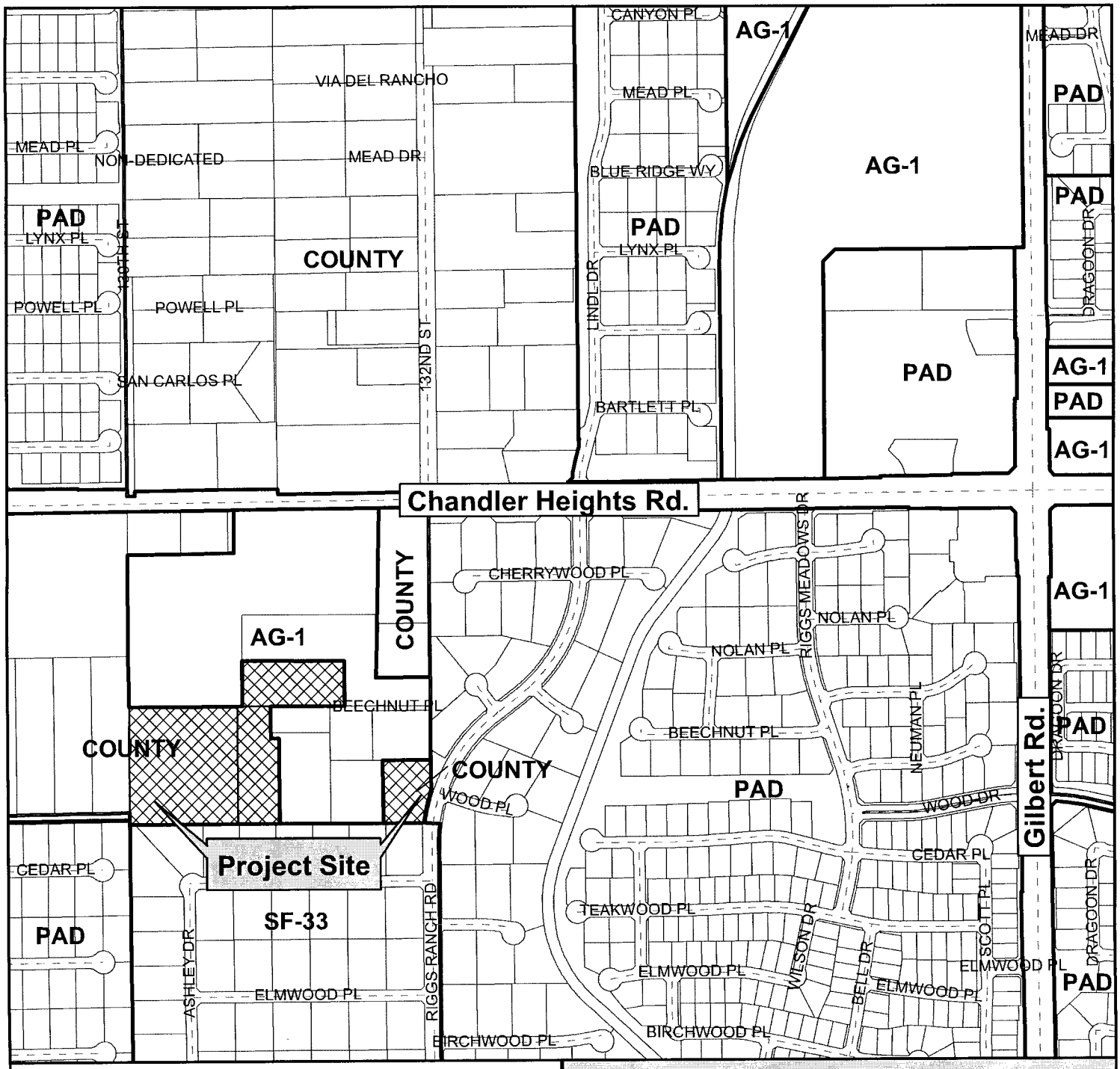
Planning Commission and Planning Staff, upon finding consistency with Arizona Revised Statutes, recommend approval of establishing the initial City zoning of AG-1 following the annexation of the subject site.

PROPOSED MOTION

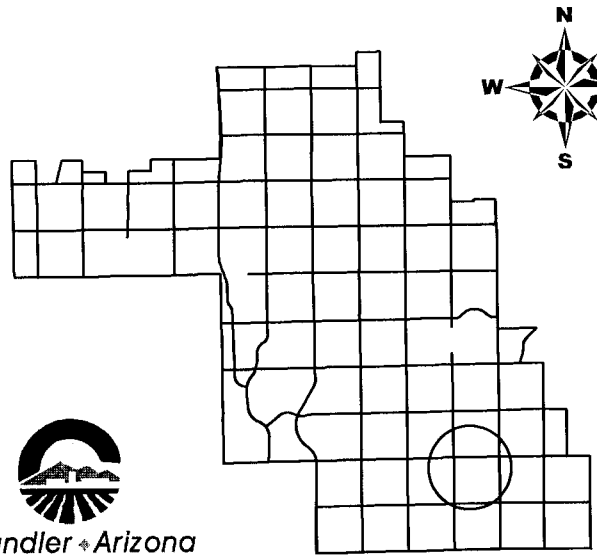
Move to introduce and tentatively adopt Ordinance No. 4615 approving the initial City zoning of AG-1 on the four parcels approximately 10.78 acres as requested in case DVR15-0007 SOUTH OF THE SOUTHEAST CORNER OF CHANDLER HEIGHTS AND COOPER ROADS, and as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Ordinance No. 4615



Vicinity Map



Chandler Arizona
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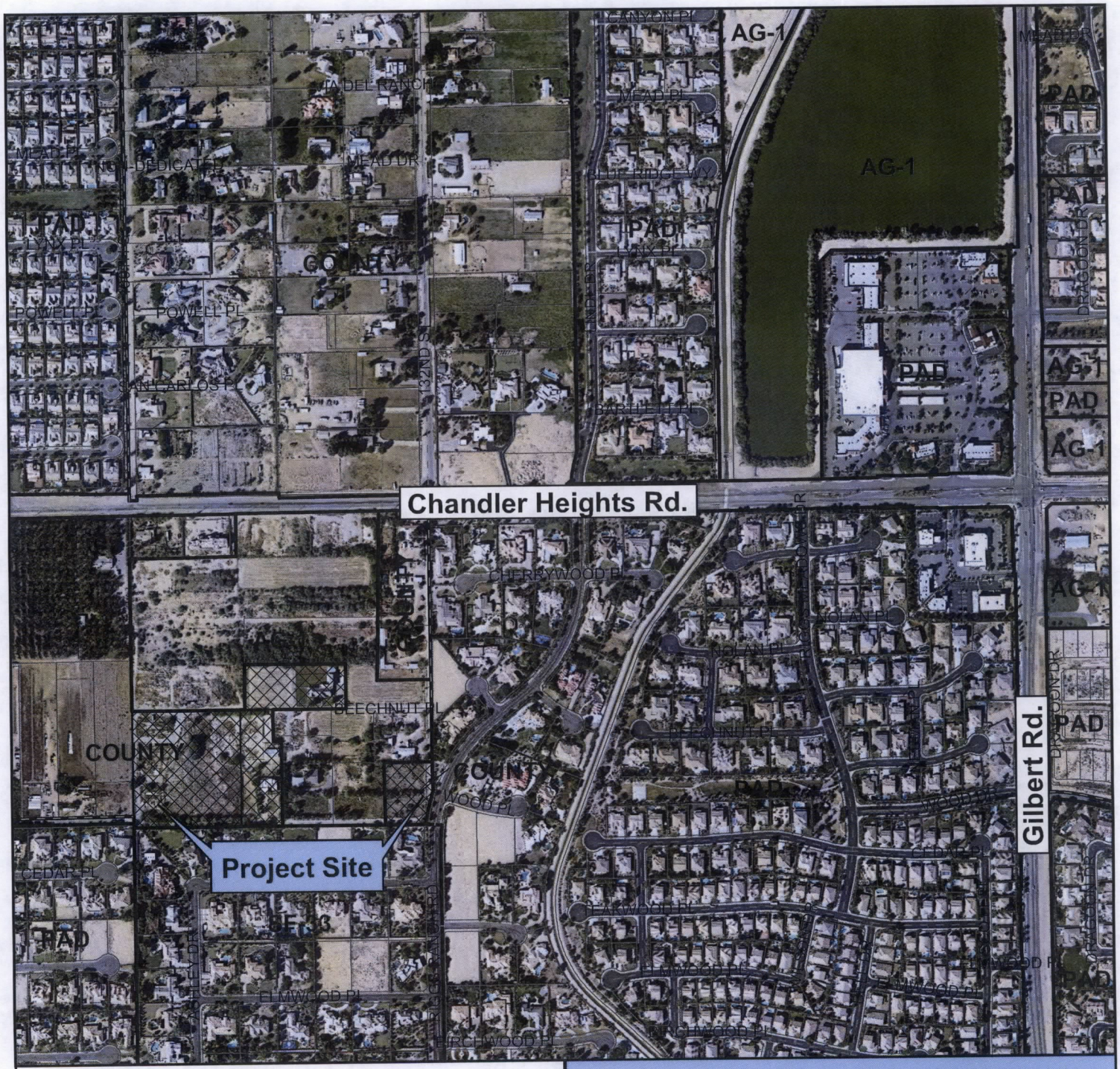
DVR15-0007

South of the Southeast Corner of Chandler Heights and Cooper Roads

CITY OF CHANDLER 2/11/2015



Vicinity Map

DVR15-0007

South of the Southeast Corner of Chandler Heights and Cooper Roads

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CITY OF CHANDLER 2/11/2015

ORDINANCE NO. 4615

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL (AG-1) (DVR15-0007 SOUTH OF THE SOUTHEAST CORNER OF CHANDLER HEIGHTS AND COOPER ROADS) 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. 4615 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:

Exhibit A
Ordinance No. 4615
LEGAL DESCRIPTION

Parcel No. 1

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.

PARCEL NO. 2:

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;
Thence South 00 degrees 07 minutes 45 seconds East (Basis of Bearing) along the North-South Mid-Section line of Section 25, a distance of 1322.17 feet to the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 25;
Thence continuing South 00 degrees 07 minutes 45 seconds East, along the said North-South Mid-Section line of Section 25, a distance of 80.00 feet;
Thence North 89 degrees 57 minutes 06 seconds West (North 89 degrees 56 minutes 52 seconds West record) along the Northerly line of Circle G at Riggs Ranch Homestead Unit IV as recorded in Book 452 of Maps, Page 8, Maricopa County Records, a distance of 841.26 feet to the True Point of Beginning;
Thence continuing North 89 degrees 57 minutes 06 seconds West, 474.52 feet to a point on the Westerly line of the East half of the Northwest quarter of said Section 25;
Thence North 00 degrees 04 minutes 01 seconds West, along the said Westerly line of the East half of the Northwest quarter of Section 25, a distance of 66.00 feet to the Southwest corner of the Northeast quarter of the Northwest quarter of said Section 25;
Thence continuing North 00 degrees 04 minutes 01 seconds West, 441.34 feet to a point from which the Northwest corner of the said Northeast quarter of the Northwest quarter of Section 25, bears North 00 degrees 04 minutes 01 seconds West, 881.56 feet distant therefrom;

Thence South 89 degrees 57 minutes 06 seconds East, 474.53 feet to a point from which a point on the North-South Mid-Section line of said Section 25, bears South 89 degrees 57 minutes 06 seconds East, 840.71 feet distant therefrom;
Thence South 00 degrees 04 minutes 01 seconds East, being parallel with the said Westerly line of the East half of the Northwest quarter of Section 25, a distance of 507.34 feet to the True Point of Beginning.

PARCEL NO. 3:

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;
Thence South 00 degrees 07 minutes 45 seconds East (Basis of Bearings) along the North-South mid-section line of said Section 25, a distance of 894.83 feet to a point from which the Southeast corner of said Northeast quarter of the Northwest quarter of said Section 25 bears South 00 degrees 07 minutes 45 seconds East, 427.34 feet distant therefrom;
Thence North 89 degrees 57 minutes 06 seconds West, 373.61 feet to the True Point of Beginning;
Thence continuing North 89 degrees 57 minutes 06 seconds West, 445.03 feet to a point from which a point on the Westerly line of the Northeast quarter of the Northwest quarter of said Section 25 bears North 89 degrees 57 minutes 06 seconds West, 496.60 feet distant therefrom;
Thence North 00 degrees 04 minutes 01 seconds West, being parallel with the said Westerly line of the Northeast quarter of the Northwest quarter of said Section 25, a distance of 195.83 feet;
Thence South 89 degrees 57 minutes 06 seconds East, 444.82 feet to a point from which a point on the said North-South mid-section line of Section 25, bears South 89 degrees 57 minutes 06 seconds East, 373.61 feet distant therefrom;
Thence South 00 degrees 07 minutes 45 seconds East, being parallel with the said North-South mid-section line of Section 25, a distance of 195.83 feet to the True Point of Beginning.

PARCEL NO. 4:
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;
Thence South 00 degrees 07 minutes 45 seconds East along the North-South midsection line of said Section 25, a distance of 1,322.77 feet to the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 25;
Thence continuing South 00 degrees 07 minutes 45 seconds East along the said North-South midsection line of Section 25, a distance of 80.00 feet;
Thence North 89 degrees 57 minutes 06 seconds West, measured (North 89 degrees 56 minutes 52 seconds, of record) along the Northerly line of Circle G at Riggs Homestead Ranch Unit IV as recorded in Book 452 of Maps, Page 8, records of Maricopa County, Arizona, a distance of 659.24 feet to the True Point of Beginning;
Thence continuing North 89 degrees 57 minutes 06 seconds West, a distance of 182.02 feet to a point from which a point on the Westerly line of the East half of the Northwest quarter of Section 25 bears North 89 degrees 57 minutes 06 seconds West 474.52 feet distance therefrom;
Thence North 00 degrees 04 minutes 01 seconds West, being parallel with the said Westerly line of the East half of the Northwest quarter of Section 25, a distance of 507.34 feet;
Thence South 89 degrees 57 minutes 06 seconds East, a distance of 144.95 feet to a point from which a point on the North-South midsection line of said Section 25 bears South 89 degrees 57 minutes 06 seconds East 695.76 feet distant therefrom;
Thence South 00 degrees 04 minutes 01 seconds East, being parallel with the said Westerly line of the East half of the Northwest quarter of Section 25, a distance of 140.65 feet;
Thence South 89 degrees 57 minutes 06 seconds East, a distance of 37.07 feet;
Thence South 00 degrees 04 minutes 01 seconds East, being parallel with the said Westerly line of the East half of the Northwest quarter of Section 25, a distance of 366.69 feet to the True Point of Beginning.