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APR 16 2015
Chandler



MEMORANDUM

Planning Division – CC Memo No. 15-054

DATE: APRIL 16, 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 *LS*

SUBJECT: ANNEXATION PUBLIC HEARING – SOUTH OF THE SOUTHEAST CORNER OF WILLIS ROAD AND THE CONSOLIDATED CANAL

Request: Annexation of approximately 1.85 acres

Location: South of the Southeast corner of Willis Road and the Consolidated Canal

Applicant: Jalil Ahmad, Mars Enterprises, LLC

BACKGROUND

The subject site is undeveloped land currently zoned Rural-43 (RU-43) within the county. The Salt River Project (SRP) Consolidated Canal borders along the west side of the property. North of the property is one Agricultural (AG-1) residential property and the single-family home subdivision Canyon Oaks Estates borders the east side of the property. The San Tan South 202 Freeway with canals for drainage is located south of the property.

The Chandler Land Use Element of the General Plan designates the site as Residential and the Chandler Airpark Area Plan designates a more specific land use category of Low Density Residential (LDR). A rezoning and preliminary development plan application will be forthcoming to request the development of townhomes.

UTILITY SERVICES

During the anticipated construction of Willis Road, the utilities will be extended across the canal to service the property.

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STAFF COMMENTS

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

RECOMMENDATION

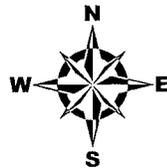
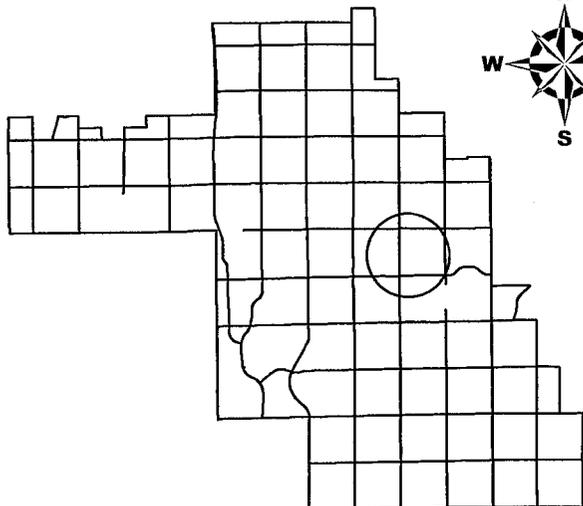
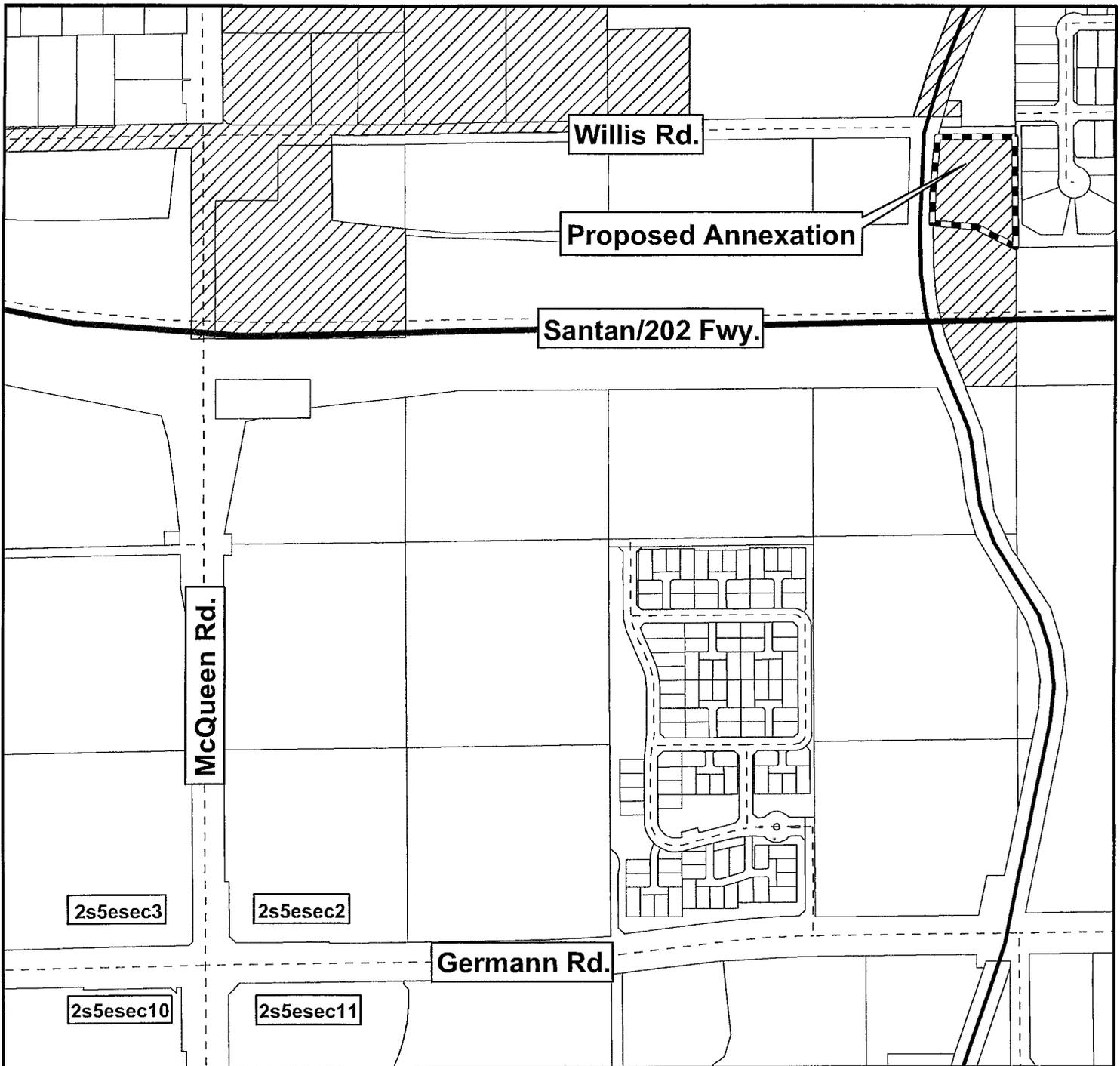
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

MAYOR'S STATEMENT

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

Attachments

1. Vicinity Maps



Annexation Map



Proposed Annexation

Southeast Corner of Willis Road
and the Consolidated Canal



Incorporated Area



Unincorporated Area

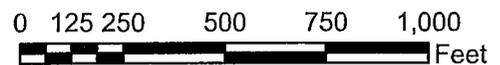


Exhibit A