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SEP 24 2015



MEMORANDUM **Planning Division – CC Memo No. 15-119**

DATE: SEPTEMBER 24, 2015

TO: MAYOR AND COUNCIL

THRU MARSHA REED, ACTING CITY MANAGER *MR*
 JEFF KURTZ, PLANNING ADMINISTRATOR *J*
 KEVIN MAYO, PLANNING MANAGER *KA*

FROM: LAUREN SCHUMANN, CITY PLANNER *LS*

SUBJECT: ANNEXATION PUBLIC HEARING – SOUTHEAST CORNER OF ARIZONA AVENUE AND QUEEN CREEK ROAD

- Request: Annexation of approximately 7.83 acres
- Location: Southeast corner of Arizona Avenue and Queen Creek Road
- Applicant: Ralph Pew, Pew & Lake, PLC

BACKGROUND

The property is located at the southeast corner of Arizona Avenue and Queen Creek Road. The subject site is zoned General Commercial (C-3) within the county, but is currently being used for agricultural uses and contains a single-family home with ancillary structures. The site is bordered by Arizona Avenue to the west and Queen Creek Road to the north. The land adjacent to the east is zoned as Agricultural and the land adjacent to the south is vacant land zoned as Planned Area Development (PAD) for professional offices.

The Chandler Land Use Element of the General Plan designates the site as Employment, a Commercial Node, and located within a Large Tract Growth Area. The Chandler Airpark Area Plan designates a more specific land use category of Neighborhood Commercial and within the Light Rail Corridor Overlay Planning Area. A rezoning and preliminary development plan application will be submitted for the subject site for a medical facility, which will be forthcoming following approval of the requested annexation.

UTILITY SERVICES

Existing municipal water service (8”), waste water service (8”), and reclaimed water (8”) are available in Queen Creek Road.

STAFF COMMENTS

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

RECOMMENDATION

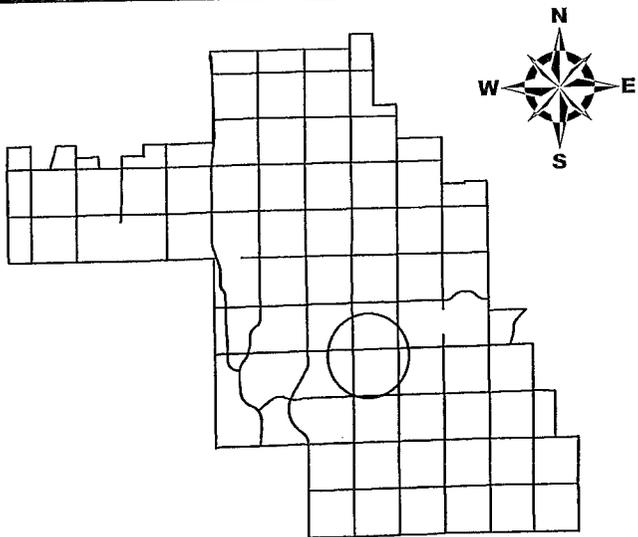
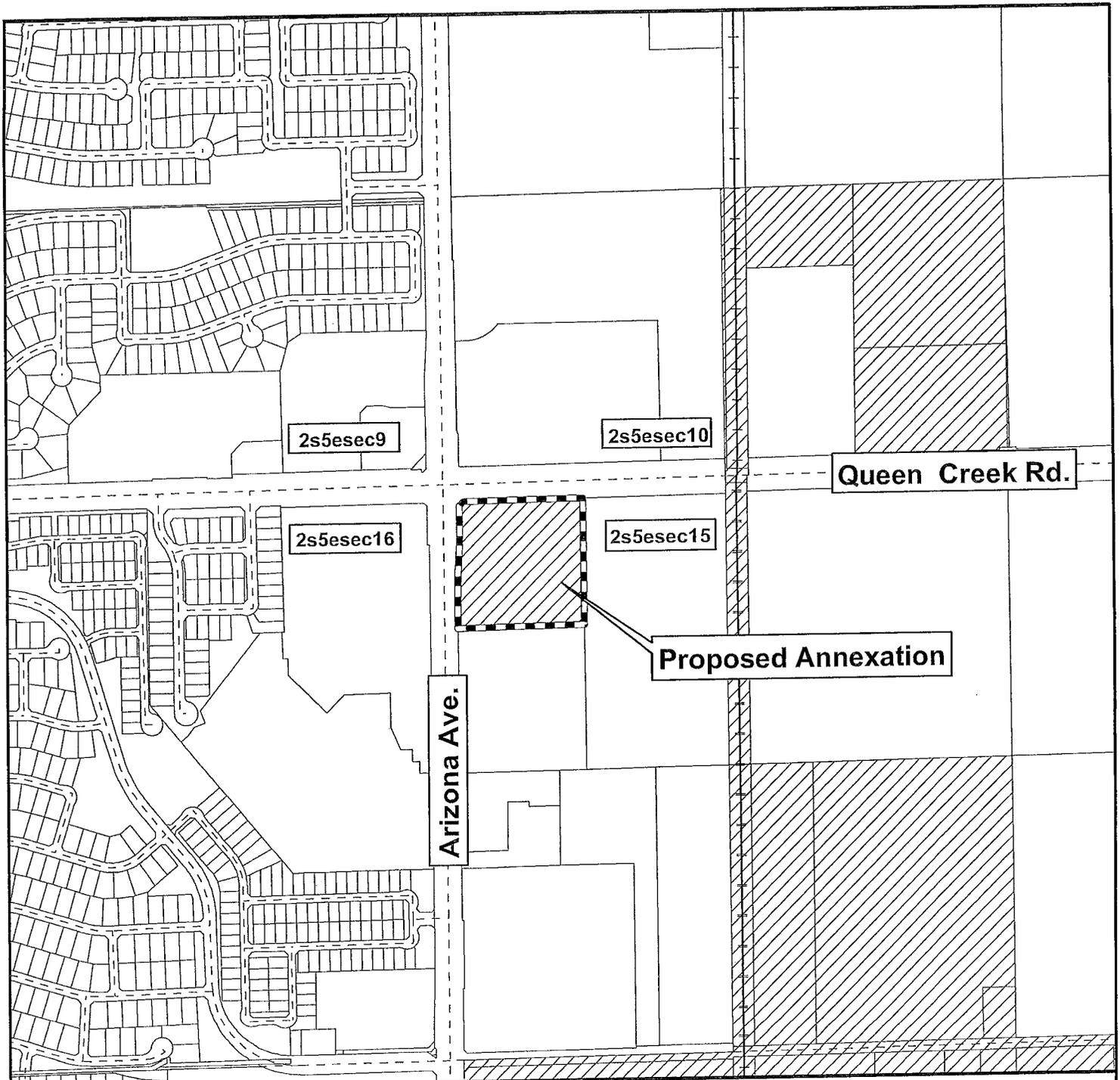
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

MAYOR'S STATEMENT

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

Attachments

1. Annexation Map



Annexation Map

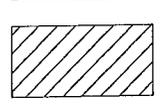
-  Proposed Annexation
Southeast Corner of Arizona Avenue and Queen Creek Road
-  Incorporated Area
-  Unincorporated Area



Exhibit A