

PH3
SEP 24 2015



MEMORANDUM

Planning Division – CC Memo No. 15-070

DATE: SEPTEMBER 24, 2015

TO: MAYOR AND COUNCIL

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

FROM: LAUREN SCHUMANN, CITY PLANNER *LS*

SUBJECT: ANNEXATION PUBLIC HEARING – SOUTH OF THE SOUTHEAST CORNER OF ARIZONA AVENUE AND CHANDLER HEIGHTS ROAD

Request: Annexation of approximately 11.56 acres

Location: South of the Southeast corner of Arizona Avenue and Chandler Heights Road

Applicant: James H. Kean

BACKGROUND

The property is located south of the southeast corner of Arizona Avenue and Chandler Heights Road. The subject site is undeveloped land currently zoned Light Industrial (Ind-2) within the county. The property borders Arizona Avenue to the west and the Union Pacific Railroad is adjacent to the east. North of the property is zoned for multi-family residential and a manufacturing business within the County zoned Heavy Industrial (Ind-3) is adjacent to the south.

The Chandler Land Use Element of the General Plan designates the site as Employment, within a Commercial Node, and Large Tract Growth Area. The Southeast Chandler Area Plan designates a more specific land use category of Mixed Use/ Employment. This annexation was scheduled for a previous public hearing on May 14, 2015, but was withdrawn to allow more time to evaluate a conceptual site plan. The property owner plans to build a self-storage facility after annexation.

UTILITY SERVICES

Existing municipal water service is available from Arizona Avenue and sewer will be extended from Chandler Heights Road.

STAFF COMMENTS

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

RECOMMENDATION

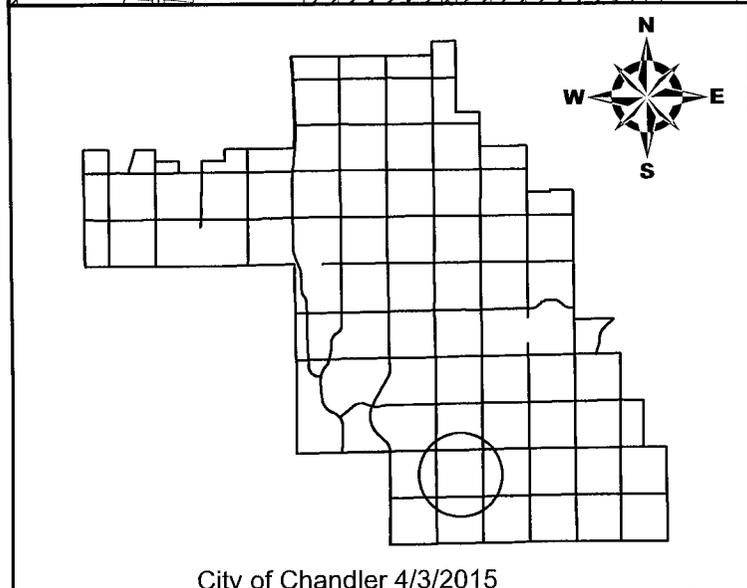
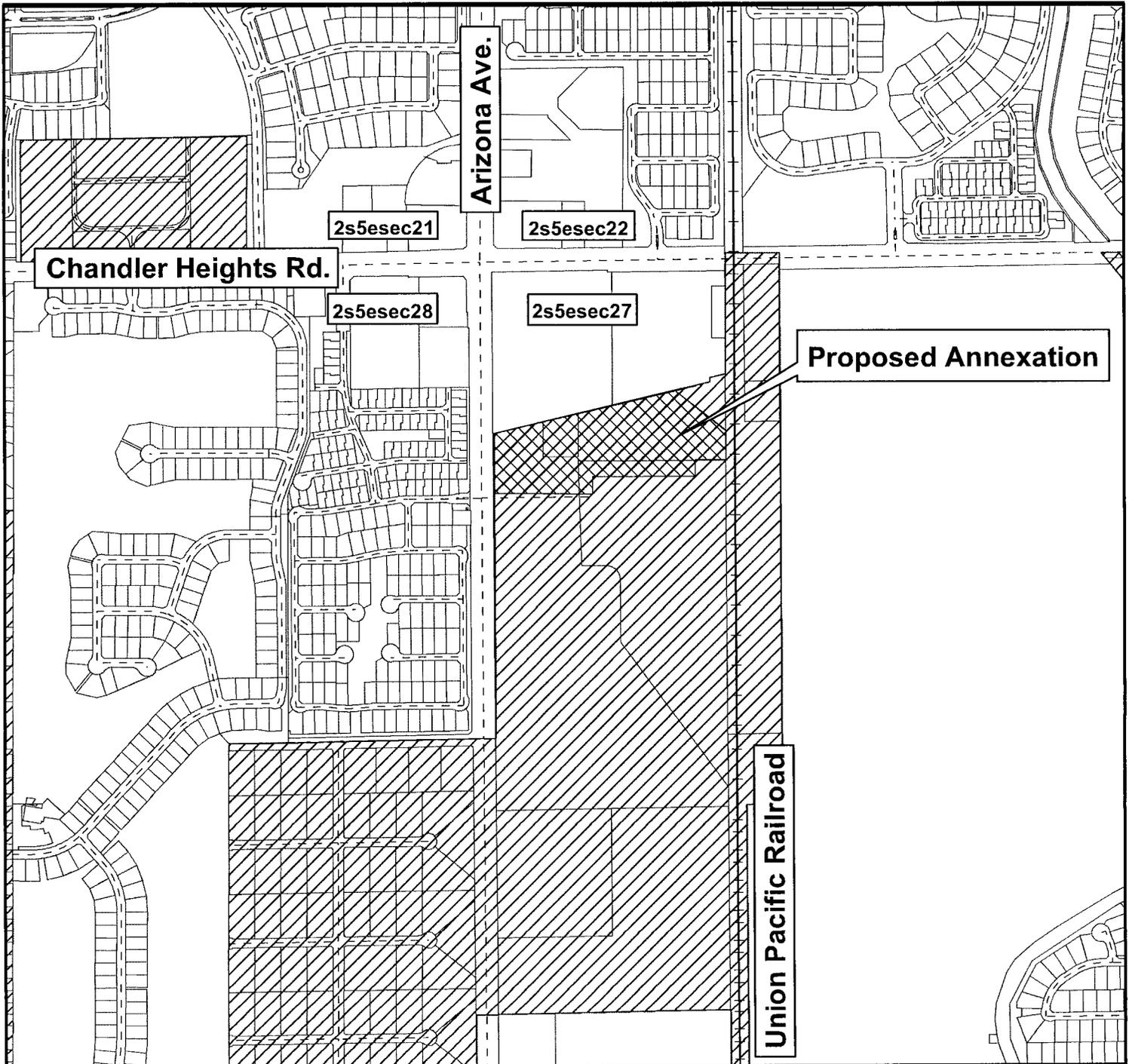
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

MAYOR'S STATEMENT

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

Attachments

1. Annexation Map



Annexation Map

-  **Proposed Annexation**
South of the Southeast Corner of
Arizona Avenue and Chandler Heights Road
-  **Incorporated Area**
-  **Unincorporated Area**

0 250 500 1,000 1,500 2,000
 Feet

Exhibit A