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OCT 22 2015



MEMORANDUM **Planning Division – CC Memo No. 15-126**

DATE: OCTOBER 22, 2015

TO: MAYOR AND COUNCIL

THRU MARSHA REED, ACTING CITY MANAGER *MR*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: LAUREN SCHUMANN, CITY PLANNER *LS*

SUBJECT: ANNEXATION – SOUTH OF THE SOUTHEAST CORNER OF ARIZONA AVENUE AND CHANDLER HEIGHTS ROAD
 Introduction and Tentative Adoption of Ordinance No. 4632

Request: Annexation of three parcels totaling approximately 11.56 acres

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

Applicant: James H. Kean

RECOMMEDATION

Upon finding the request to be consistent with Arizona Revised Statutes, Planning Staff recommends approval.

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) and Heavy Industrial (Ind-3) 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. The property owner plans to build a RV and self-storage facility after annexation and initial City zoning.

UTILITY SERVICES

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

STAFF COMMENTS

A public hearing for this annexation was held at the September 24, 2015, City Council meeting. As of writing this memo, Planning Staff is unaware of any opposition to the request. Planning Staff circulated this request among City Departments and received no negative comments relative to the property's annexation.

RECOMMENDED ACTION

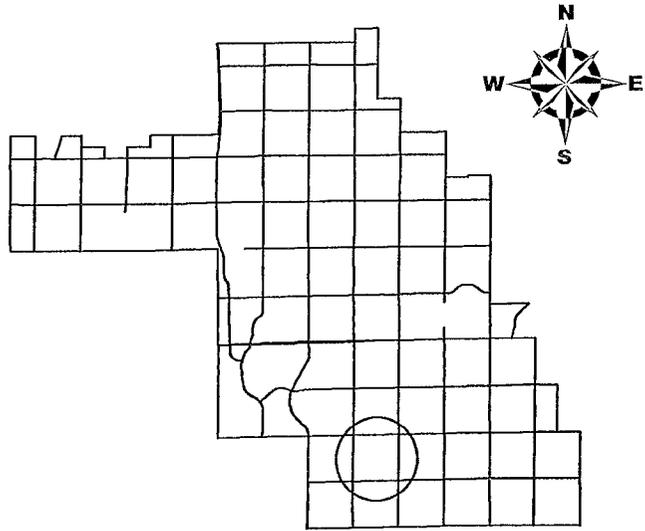
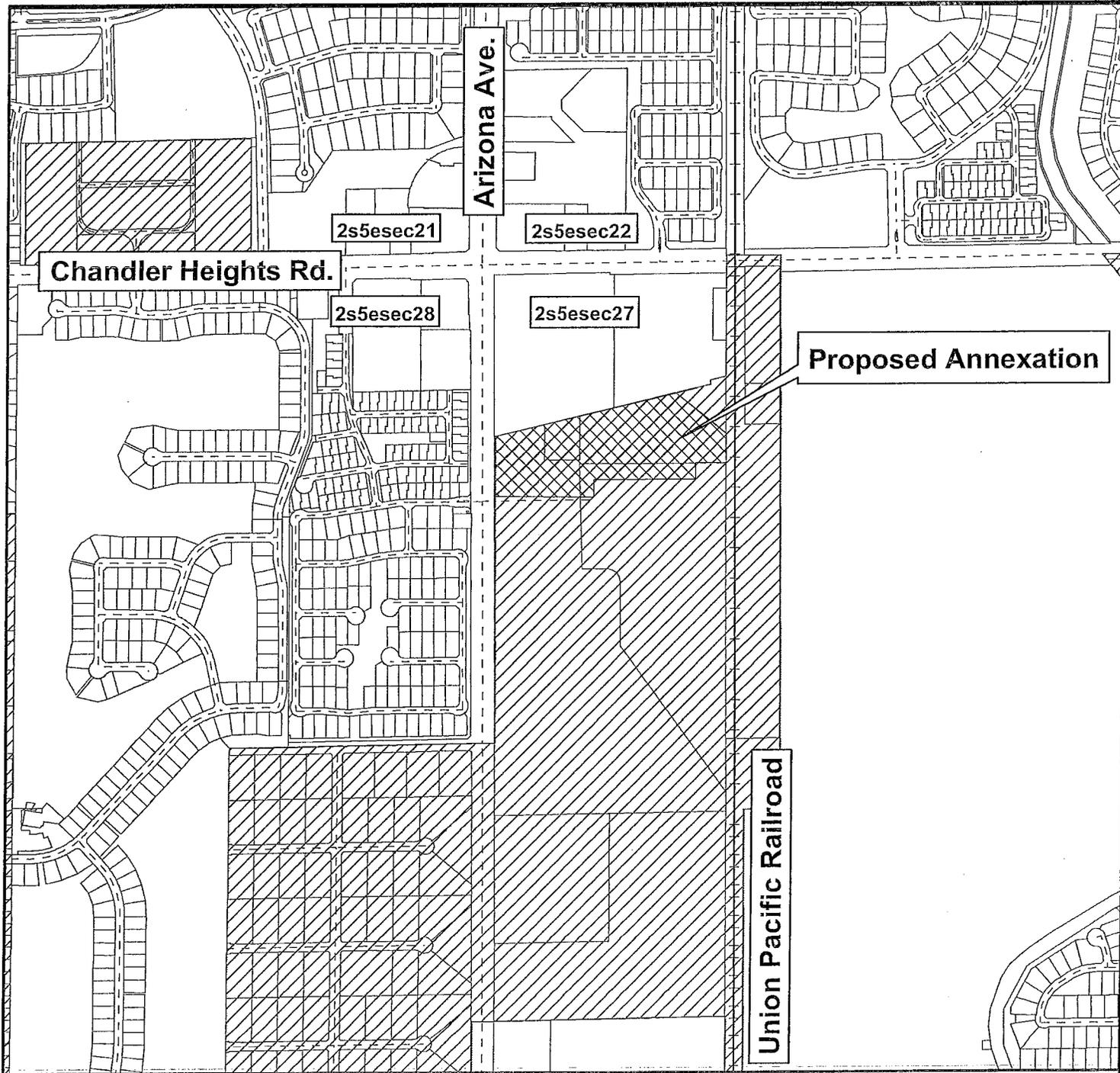
Planning Staff recommends City Council approve the requested annexation.

PROPOSED MOTION

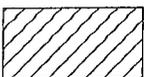
Move City Council introduce and tentatively adopt Ordinance No. 4632, approving ANNEXATION – SOUTH OF THE SOUTHEAST CORNER OF ARIZONA AVENUE AND CHANDLER HEIGHTS ROAD, as recommended by Planning Staff.

Attachments

1. Annexation Map
2. Ordinance No. 4632



Annexation Map

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

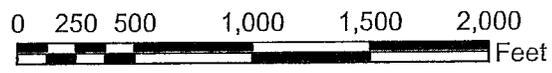


Exhibit A

ORDINANCE NO. 4632

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF CHANDLER, MARICOPA COUNTY, STATE OF ARIZONA, (SOUTH OF THE SOUTHEAST CORNER OF ARIZONA AVENUE AND CHANDLER HEIGHTS ROAD) PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF CHANDLER.

WHEREAS, a petition has been presented in writing to the City Council of the City of Chandler, Arizona, signed by the property owners of at least one-half of the value of the real and personal property as would be subject to taxation by the City of Chandler in the event of annexation and by more than one-half of the property owners within the territory and land hereinafter described as shown by the last assessment of said property, said territory being contiguous to the City of Chandler and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed to the City of Chandler so as to embrace the same; and

WHEREAS, a blank petition was filed on September 1, 2015 with the County Recorder, that a Public Hearing was held on September 24, 2015 after proper notice was given, that the thirty day waiting period ended on October 1, 2015 and that the petition was circulated thereafter and signed; and,

WHEREAS, the City Council of the City of Chandler, Arizona, is desirous of complying with said petition and extending and increasing the corporate limits of the City of Chandler to include said territory; and,

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed by the City of Chandler and had attached thereto at all times an accurate map of the territory desired to be annexed; and,

WHEREAS, no additions or alterations increasing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and/or personal property in such territory; and,

WHEREAS, no alterations decreasing the territory sought to be annexed have been made and therefore the territory to be annexed is the territory hereinafter described; and

WHEREAS, proper and sufficient certification and proof and the foregoing facts are now on file in the Office of the City Clerk of the City of Chandler, Arizona, together with the original petition referred to herein;

WHEREAS, the City may elect to provide regular fire department services to a newly annexed area under A.R.S. § 48-813(A); and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION 1. That the following described territory be and the same hereby is annexed to the City of Chandler and that the present corporate limits be and the same hereby are extended and increased to include the following described territory contiguous to the present City limits:

See Attached Exhibit 'A', Annexation Map and Legal Description

SECTION 2. Pursuant to A.R.S. § 48-813(A), the property depicted in Exhibit A is hereby placed under the City's fire, emergency medical and police protection generally provided to other residents within the city. The services shall take effect on the first (1st) day of July following the date on which this annexation becomes final as set forth in Section 6 below, without further action by the City Council.

SECTION 3. Upon adoption of this annexation ordinance, and in no event for longer than six (6) months after the effective date of this annexation ordinance, the county zoning for said property shall continue in effect, unless and until the City of Chandler has established City zoning for said property.

SECTION 4. The Clerk of this City is hereby instructed to file and record a copy of this Ordinance, together with an accurate map of said annexed territory, certified by the Mayor of said City, in the Office of the County Recorder of Maricopa County, Arizona.

SECTION 5. 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.

SECTION 6. This ordinance shall take effect, and the annexation of the subject property shall become final, thirty days after this Ordinance is adopted.

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. 4632 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



PUBLISHED:

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY OVER A PORTION OF A.P.N. 303-53-012J, 012M & 012N

That portion of the Northwest quarter of Section 27, 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 a brass cap in handhole marking the West quarter corner of said Section 27, from which a brass cap in handhole marking the Northwest corner of said Section 27 bears North 00 degrees 04 minutes 38 seconds West 2,645.57 feet;
THENCE North 00 degrees 04 minutes 38 seconds West 1,360.02 feet along the West line of said Northwest quarter
THENCE South 89 degrees 23 minutes 33 seconds East 67.00 feet to the East line of the West 67.00 feet of said Northwest quarter and the POINT OF BEGINNING;
THENCE North 00 degrees 04 minutes 38 seconds West 332.98 feet along said East line;
THENCE North 76 degrees 47 minutes 13 seconds East 1,034.54 feet leaving said West line to a 5/8 inch rebar;
THENCE South 51 degrees 34 minutes 54 seconds East 361.74 feet;
THENCE South 00 degrees 00 minutes 27 seconds East 164.57 feet to a 1/2 inch rebar capped 37936;
THENCE North 89 degrees 42 minutes 32 seconds West 169.89 feet to a 1/2 inch rebar capped 37936;
THENCE South 00 degrees 30 minutes 49 seconds West 90.85 feet to a 1/2 inch rebar capped 37936;
THENCE South 89 degrees 58 minutes 27 seconds West 568.13 feet;
THENCE South 00 degrees 24 minutes 52 seconds West 95.69 feet;
THENCE North 89 degrees 23 minutes 33 seconds West 550.66 feet to the POINT OF BEGINNING.*

COMPRISING 11.561 acres or 503,592 square feet more or less, subject to all easements of record.



EXPIRES 3/31/17

SUPERIOR
SURVEYING SERVICES, INC.

21415 N. 23rd Avenue
Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DATE: 3/30/15

JOB NO.: 131059

**CHANDLER
HEIGHTS ROAD**

EXHIBIT "B"

DEPICTION OF PROPERTY OVER A
PORTION OF A.P.N. 303-53-012J,
012M & 012N

NORTHWEST CORNER
SECTION 27, T-2S, R-5E
FOUND BRASS CAP IN HANDHOLE

ARIZONA AVENUE 2645.57'
1285.55'
N 00°04'38" W 1360.02'
67'

A.P.N. 303-53-013D
N 76°47'13" E
1034.54'

A.P.N. 303-53-013C

A.P.N. 303-53-012G

PORTION OF
A.P.N. 303-53-012J,
012M & 012N

N 00°04'38" W
332.98'

POINT OF
BEGINNING
N 89°23'33" W 550.66'

S 89°58'27" W 568.13'

A.P.N. 303-53-012J

40' EASEMENT FOR
INGRESS & EGRESS
A.P.N. 303-53-012N

WEST 1/4 CORNER
SECTION 27, T-2S, R-5E
FOUND BRASS CAP IN HANDHOLE

SOUTHERN PACIFIC RAIL ROAD

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 51°34'54" E	361.74'
L2	S 00°00'27" E	164.57'
L3	N 89°42'32" W	169.89'
L4	S 00°30'49" W	90.85'
L5	S 00°24'52" W	95.69'



SUPERIOR
SURVEYING SERVICES, INC.

DATE: 3/30/16