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OCT 22 2015



**MEMORANDUM**                      **Planning Division – CC Memo No. 15-130**

**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:**        DVR15-0017 SOUTH OF THE SOUTHEAST CORNER OF ARIZONA AVENUE AND CHANDLER HEIGHTS ROAD  
                          Introduction and Tentative Adoption of Ordinance No. 4633

Request:            The establishment of initial City zoning of Planned Industrial (I-1) and Planned Area Development (PAD) on three parcels totaling 11.56 acres

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

Applicant:          City of Chandler

**RECOMMENDATION**

Upon finding the request to be consistent with Arizona Revised Statutes, Planning Commission and Planning Staff recommend City Council approve the Rezoning subject to condition.

**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.

In accordance with the following statute, Planning Staff is proposing an initial City zoning of Planned Industrial (I-1) and Planned Area Development (PAD), which is consistent with the previous Light (Ind-2) and Heavy (Ind-3) Industrial 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.”

The request includes a PAD overlay to reduce the north building setback from fifty (50) feet to thirty (30) feet.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- As of the writing of this memo, Planning Staff is not aware of any formal opposition to this request.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 5    Opposed: 0    Absent: 2 (Baron, Foley)

#### **RECOMMENDED ACTION**

Planning Commission and Planning Staff recommend City Council approve the initial City zoning following the annexation, subject to the following condition:

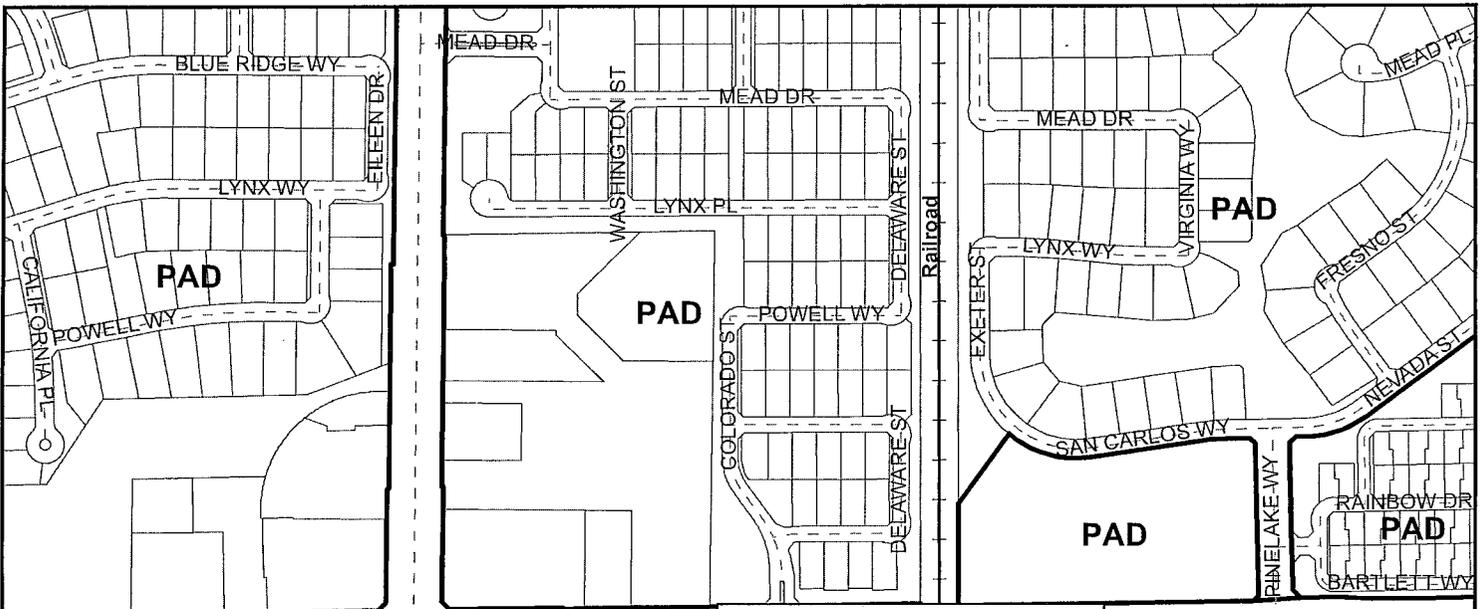
1. The building setback along the north property line shall be reduced from fifty (50) feet to thirty (30) feet.

#### **PROPOSED MOTION**

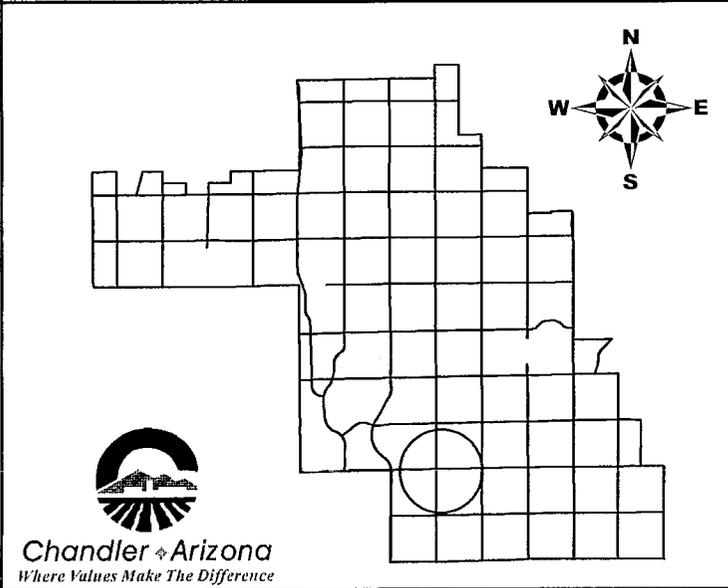
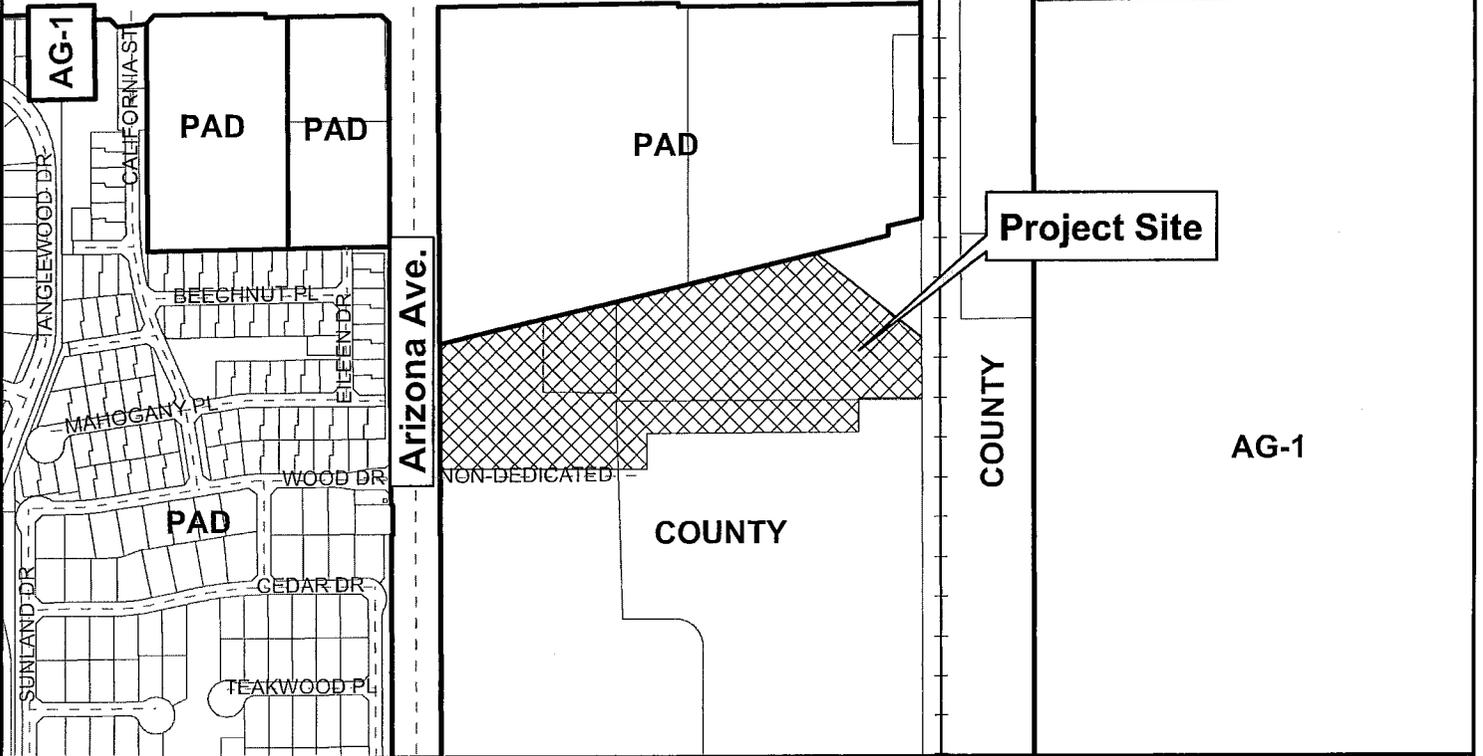
Move City Council introduce and tentative adopt Ordinance No. 4633, approving the initial City zoning request DVR15-0017 SOUTH OF THE SOUTHEAST CORNER OF ARIZONA AVENUE AND CHANDLER HEIGHTS ROAD, to I-1/ PAD, subject to the condition as recommended by Planning Commission and Planning Staff.

#### **Attachments**

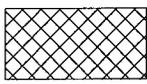
1. Vicinity Maps
2. Ordinance No. 4633



Chandler Heights Rd.



## Vicinity Map

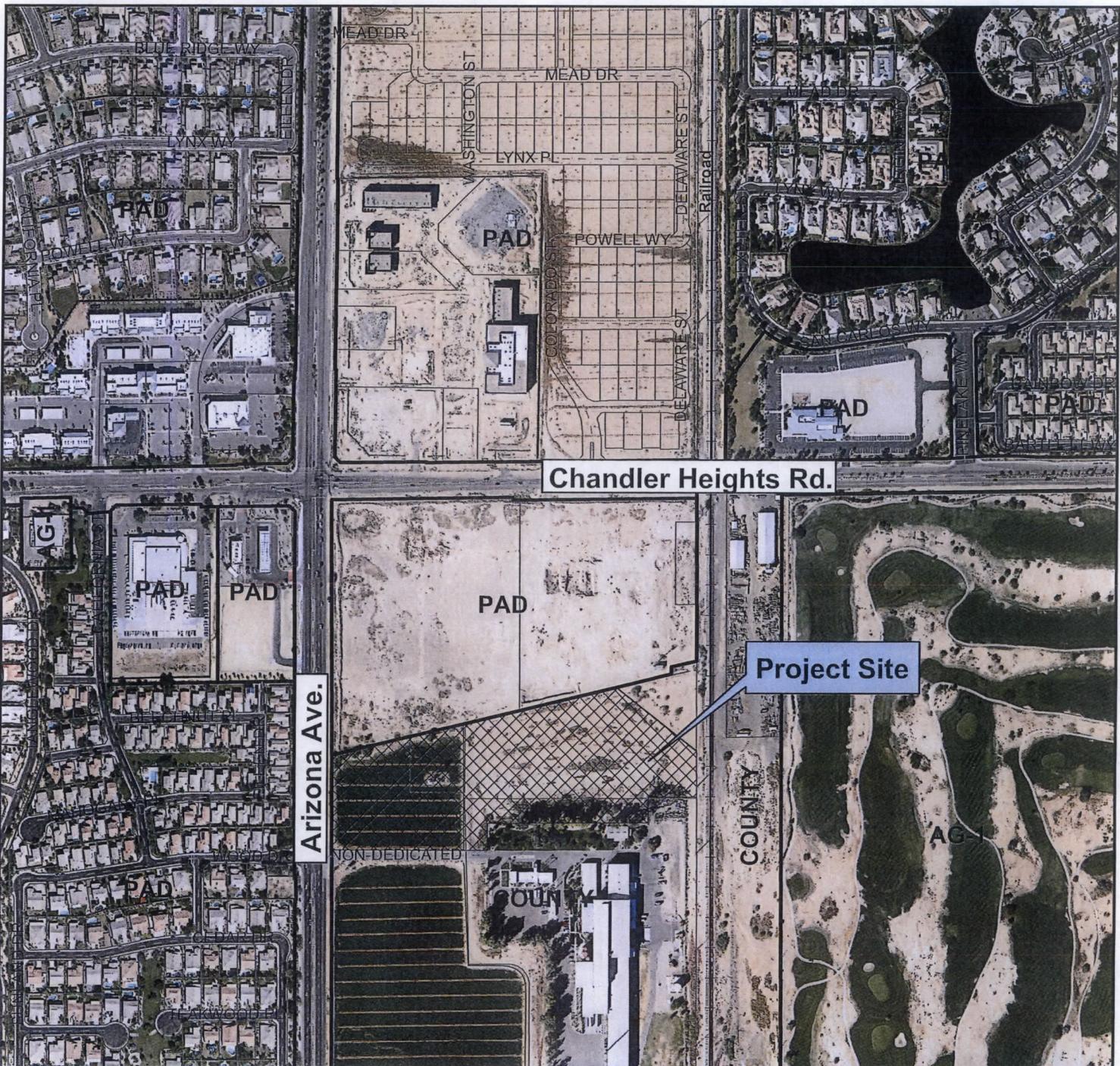

DVR15-0017

South of the Southeast Corner  
of Arizona Avenue and Chandler  
Heights Road

CITY OF CHANDLER 4/29/2015



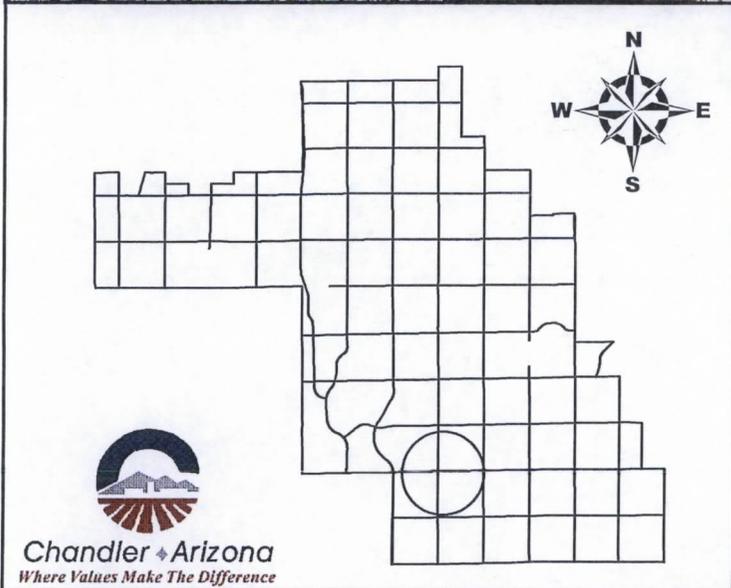
**Chandler Arizona**  
Where Values Make The Difference



Chandler Heights Rd.

Arizona Ave.

Project Site



## Vicinity Map



DVR15-0017

South of the Southeast Corner  
of Arizona Avenue and Chandler  
Heights Road



Chandler + Arizona  
Where Values Make The Difference

**ORDINANCE NO. 4633**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF PLANNED INDUSTRIAL/ PLANNED AREA DEVELOPMENT (I-1/PAD) (DVR15-0017 SOUTH OF THE SOUTHEAST CORNER OF ARIZONA AVENUE AND CHANDLER HEIGHTS ROAD) 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'*

Said parcel is hereby zoned Planned Industrial/ Planned Area Development District (I-1/PAD), subject to the following condition:

1. The building setback along the north property line shall be reduced from fifty (50) feet to thirty (30) feet.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.



# 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

 <b>SUPERIOR</b> 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

**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'

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

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

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

1034.54'

N 76°47'13" E

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: 3/30/15