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OCT 13 2016



MEMORANDUM

Planning Division – CC Memo No. 16-106

DATE: OCTOBER 13, 2016

TO: MAYOR AND COUNCIL

THRU MARSHA REED, CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR J
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: ANNEXATION PUBLIC HEARING – EAST OF THE SOUTHEAST CORNER OF CHANDLER HEIGHTS ROAD AND 130TH STREET

Request: Annexation of approximately .85 acres

Location: East of the southeast corner of Chandler Heights Road and 130th Street

Applicant: Brennan Ray, Burch and Cracchiolo

BACKGROUND

The property is located east of the southeast corner of Chandler Heights Road and 130th Street. The subject site is zoned Rural (RU-43) within the county. An unfinished home is on the site. Upon annexation of the site, the property owners will construct a garage to meet City of Chandler requirements and will receive a final inspection from the City. The home was constructed in the County, however, prior to receiving final approval a sliver of land that was part of the site was sold off to the property owner to the east. The sale of the parcel rendered the site as non-conforming within the County and permit approval was suspended. Through the development of the residential property to the east, the property owners dedicated the sliver of property back to the site resulting in the property meeting conformance. The current property owners would like the site to be within the jurisdiction of the City and therefore request annexation. The site is bordered by Chandler Heights Road to the north, a single-family home within the jurisdiction of the County to the west, and the recently Council approved Maracay Homes single-family residential subdivision to the south and east.

The Chandler Land Use Element of the General Plan designates the site as Residential. The Southeast Chandler Area Plan further designates the land use category as Rural/Agrarian,

allowing for single-family residential. A rezoning and preliminary development plan application has been submitted, which will be forthcoming following approval of the requested annexation.

UTILITY SERVICES

Existing municipal water service (16”), waste water service (18”), and reclaimed water (12”) are available in 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

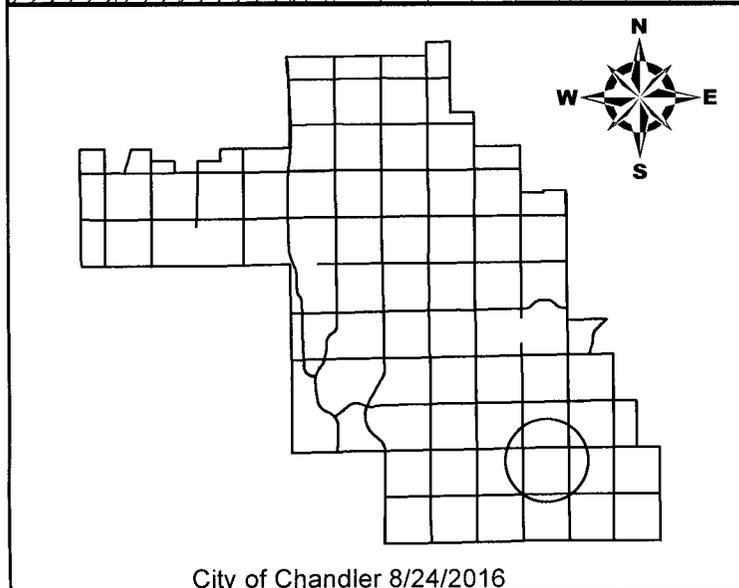
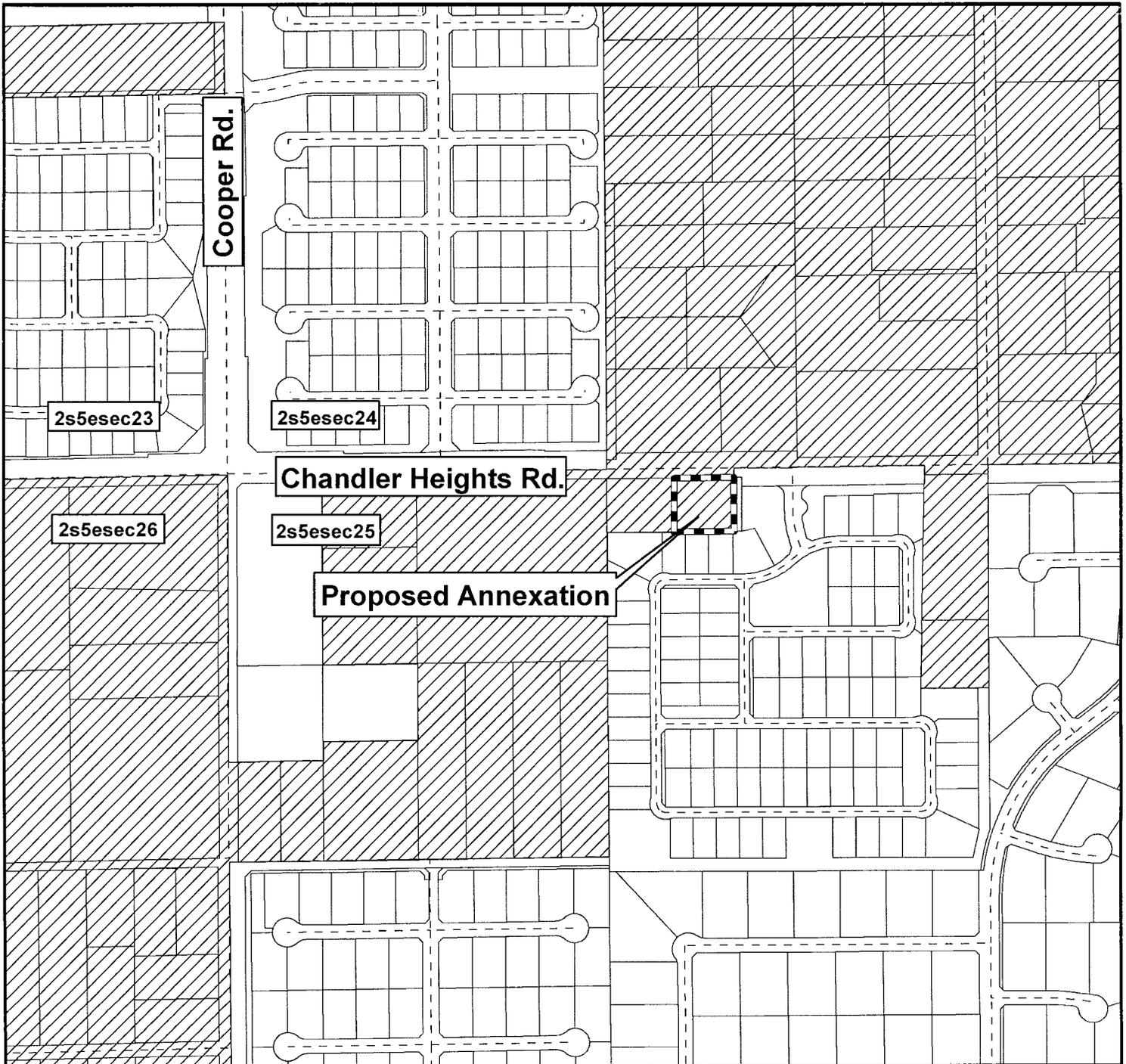
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

MAYOR’S STATEMENT

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

Attachments

1. Annexation Map



Annexation Map



Proposed Annexation

East of the Southeast Corner of
Chandler Heights Road and 130th Street



Incorporated Area



Unincorporated Area

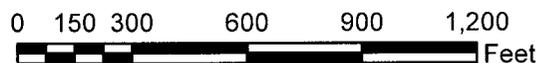


Exhibit A