



Chandler • Arizona
Where Values Make The Difference

#5
NOV 10 2016
Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 16-125**

DATE: NOVEMBER 10, 2016

TO: MAYOR AND COUNCIL

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

FROM: LAUREN SCHUMANN, CITY PLANNER *LS*

SUBJECT: ANNEXATION – HAMILTON STREET ALIGNMENT INCLUDING
CERTAIN COUNTY RIGHTS-OF-WAY ALONG GERMANN ROAD WEST
OF HAMILTON STREET
Introduction and Tentative Adoption of Ordinance No. 4726

Request: Annexation of four parcels totaling approximately .57 acres

Location: Northwest corner of Germann Road and Hamilton Street

Applicant: Manjula M. Vaz, Gammage & Burnham P.L.C.

RECOMMEDATION

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

BACKGROUND

The subject site is located at the northwest corner of Germann Road and Hamilton Street. In 2014, Allied Waste Transportation requested a City of Chandler Agreement To Extend Utility Service Outside City Limits for water and sewer. Per the agreement, Allied Waste was required to dedicate right-of-way along Hamilton Street and complete all improvements including installing utilities in Hamilton Street and the construction of Hamilton Street with sidewalks and light poles adjacent to the property.

All the required improvements per the Out of City Service Agreement have been completed, leaving only the dedication of right-of-way to the City of Chandler. An annexation is required since the parcel remains within Maricopa County.

Three parcels located at the northwest corner are also part of the annexation request, in order to transfer Certain County right-of-way along Germann Road.

UTILITY SERVICES

Allied Waste extended utilities from Germann Road north into Hamilton Street to include municipal water service (12”), waste water service (8”), and reclaimed water (8”).

STAFF COMMENTS

A public hearing for this annexation was held at the October 13, 2016, 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 properties’ annexation.

RECOMMENDED ACTION

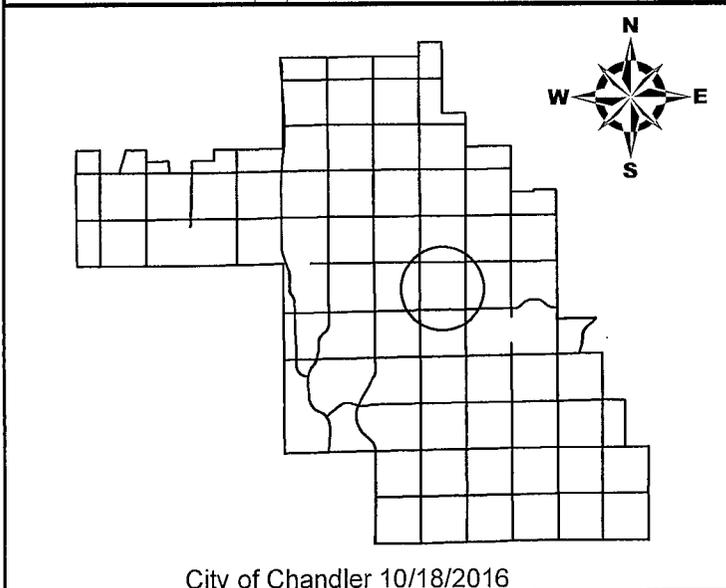
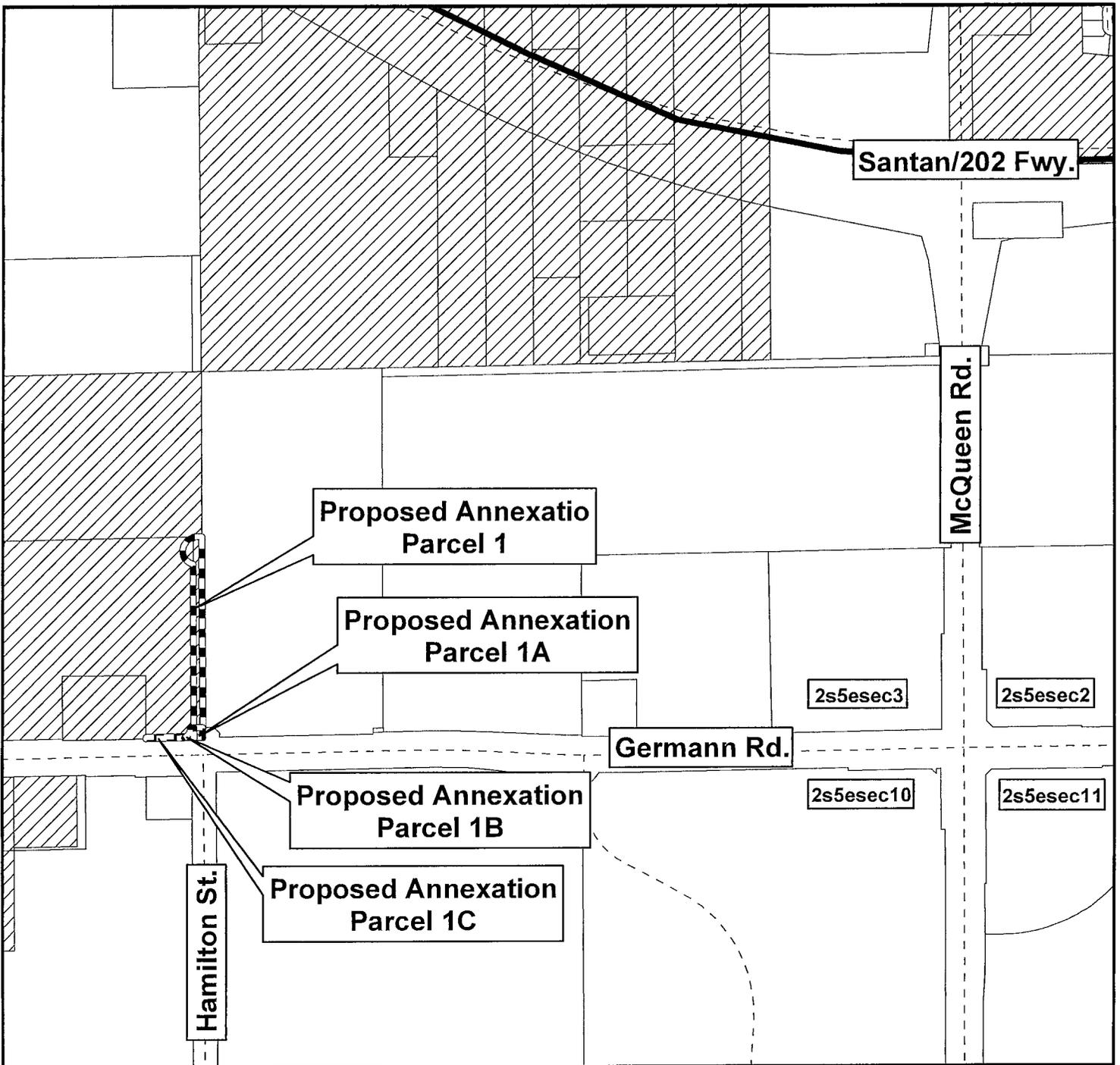
Planning Staff recommends City Council approve the requested annexation.

PROPOSED MOTION

Move City Council introduce and tentatively adopt Ordinance No. 4726, approving ANNEXATION – HAMILTON STREET ALIGNMENT INCLUDING CERTAIN COUNTY RIGHTS-OF-WAY ALONG GERMANN ROAD WEST OF HAMILTON STREET, as recommended by Planning Staff.

Attachments

1. Annexation Map
2. Ordinance No. 4726



Annexation Map

Ordinance No. 4726

-  Proposed Annexation
Hamilton Street Alignment including
Certain County Rights-of-Way along
Germann Road west of Hamilton Street
-  Incorporated Area
-  Unincorporated Area

0 125 250 500 750 1,000 Feet

Exhibit A

ORDINANCE NO. 4726

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, (HAMILTON STREET ALIGNMENT INCLUDING CERTAIN COUNTY RIGHTS-OF-WAY ALONG GERMAN ROAD WEST OF HAMILTON STREET) 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 22, 2016 with the County Recorder, that a Public Hearing was held on October 13, 2016 after proper notice was given, that the thirty day waiting period ended on October 22, 2016 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 _____, 2016.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day
of _____, 2016.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4726 was duly passed and
adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the
____ day of _____, 2016, and that a quorum was present thereat.

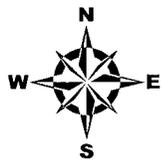
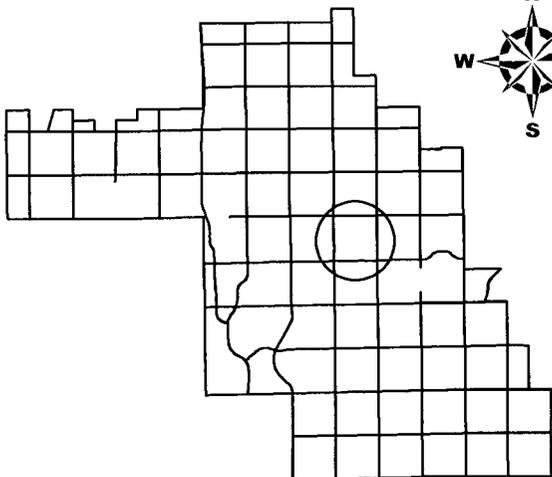
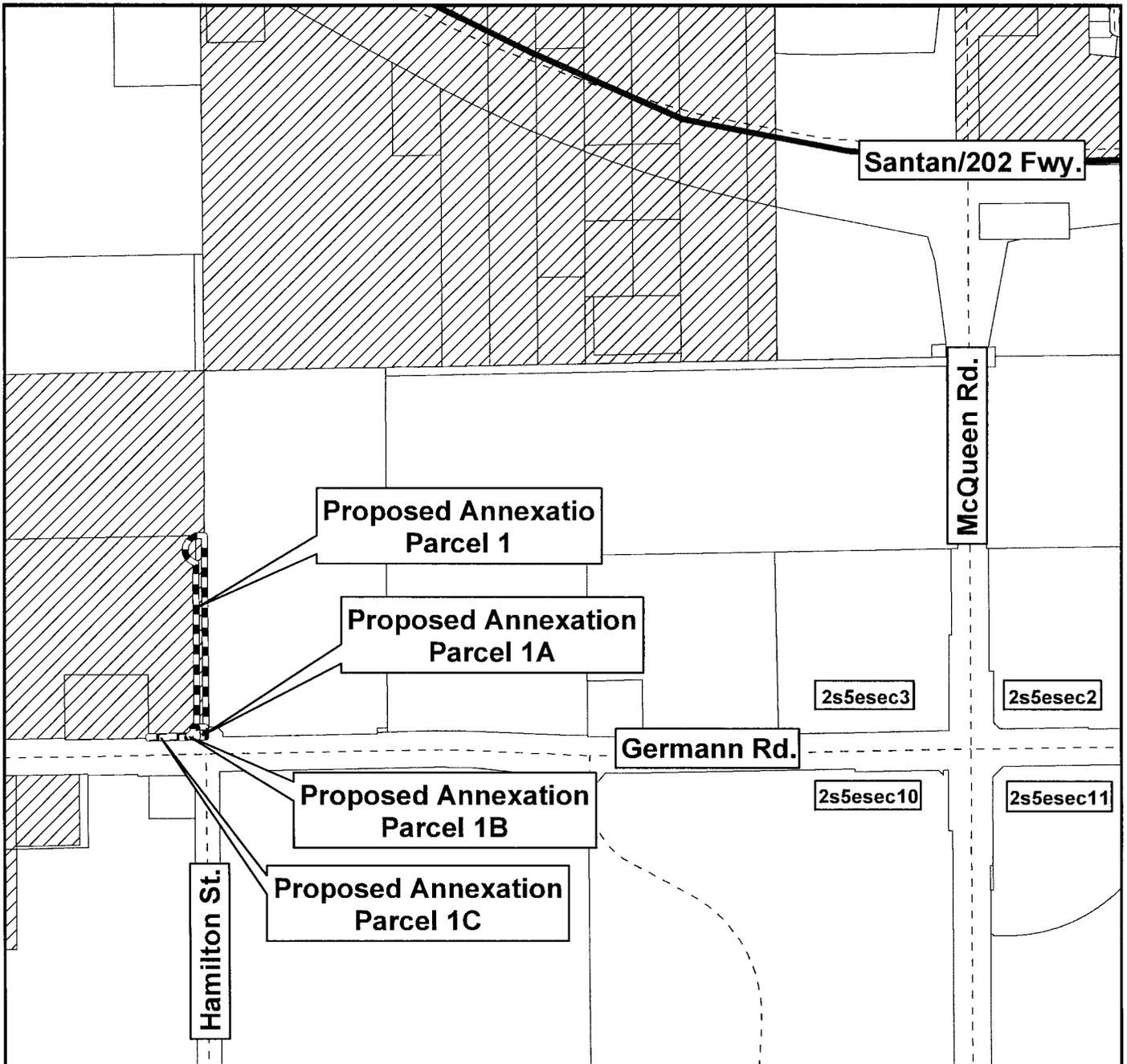
CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

RRT

PUBLISHED:



Annexation Map

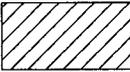
- 
Proposed Annexation
 Hamilton Street Alignment including
 Certain County Rights-of-Way along
 Germann Road west of Hamilton Street
- 
Incorporated Area
- 
Unincorporated Area



Exhibit A

**LEGAL DESCRIPTION OF ANNEXATION AREA
PARCEL 1**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, AS DESCRIBED IN DOCUMENT 2006-1235611 MARICOPA COUNTY RECORDER (M.C.R.) MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3, BEING MARKED BY A BRASS CAP IN HAND HOLE AT THE INTERSECTION OF GERMANN ROAD AND HAMILTON ROAD, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 3, BEING MARKED BY A BRASS CAP IN HAND HOLE AT THE INTERSECTION OF GERMANN ROAD AND ARIZONA AVENUE, BEARS SOUTH 88 DEGREES 48 MINUTES 59 SECONDS WEST, 2644.69 FEET;

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3, NORTH 00 DEGREES 29 MINUTES 12 SECONDS WEST, 95.00 FEET TO THE NORTH RIGHT OF WAY LINE OF GERMANN ROAD AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE AND RUNNING ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 88 DEGREES 49 MINUTES 31 SECONDS WEST, 30.00 FEET TO THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT 2006-1235611, M.C.R.;

THENCE DEPARTING SAID RIGHT OF WAY LINE AND RUNNING ALONG SAID EAST LINE, NORTH 00 DEGREES 29 MINUTES 09 SECONDS WEST, 551.98 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 65 DEGREES 22 MINUTES 32 SECONDS AND A LENGTH OF 11.41 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 137 DEGREES 55 MINUTES 05 SECONDS, AND A LENGTH OF 120.36 FEET;

THENCE NORTH 00 DEGREES 38 MINUTES 04 SECONDS WEST, 4.99 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;

THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID PARCEL OF LAND, NORTH 88 DEGREES 48 MINUTES 59 SECONDS EAST, 30.00 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3;

THENCE DEPARTING SAID EASTERLY PROLONGATION AND RUNNING ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER, SOUTH 00 DEGREES 29 MINUTES 12 SECONDS EAST, 659.21 FEET TO THE NORTH RIGHT OF WAY LINE OF GERMANN ROAD AND THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 22,229 SQUARE FEET, OR 0.5103 ACRES, MORE OR LESS.





HUBBARD ENGINEERING

www.hubbardengineering.com

1840 S. Stapley Dr.
Suite 137
Mesa, AZ 85204
Ph: 480.892.3313

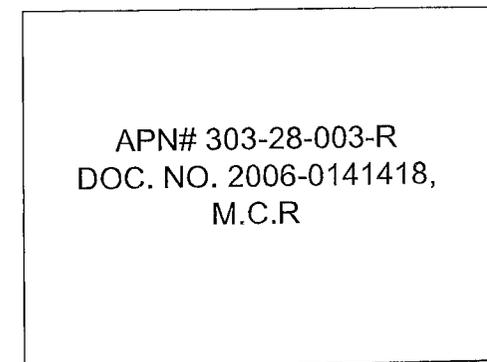
LINE TABLE		
LINE #	BEARING	LENGTH
L8	S88°49'31"W	30.00'
L9	N88°48'59"E	30.00'



APN# 303-28-980
DOC. NO. 2006-1235611, M.C.R.

ARIZONA AVE.

SW CORNER,
SEC. 3,
T2S, R5E,
FND. BCHH



S. LINE SW 1/4 SEC. 3, T2S, R5E

GERMANN ROAD

C. 1/4 CORNER,
SEC. 3, T2S, R5E,

N. LINE, APN# 303-28-980

N0°38'04"W 4.99'

R=50.00', L=120.36'
Δ=137°55'05"

R=10.00', L=11.41'
Δ=65°22'32"

E. LINE, APN# 303-28-980

N0°29'09"W 551.98'

659.21'

N0°29'12"W 2648.94'

HAMILTON ROAD (ALIGNMENT)

E. LINE SW 1/4 SEC. 3, T2S, R5E

L8

P.O.B.

S. 1/4
CORNER,
SEC. 3,
T2S, R5E,
FND. BCHH

95.00'

GERMANN ROAD TRANSFER STATION

EXHIBIT "B"

City of Chandler, Maricopa County, Arizona

Project No.
14103

Date
09/22/16

Project Manager
JKH

Project Eng.

Sht: 1 of 1

EXHIBIT "A"

LEGAL DESCRIPTION
FOR TRANSFER OF PARCEL 1A
MARICOPA COUNTY RIGHT-OF-WAY TO THE CITY OF CHANDLER

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3 AT WHICH A BRASS CAP IN HANDHOLE WAS FOUND AND FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 3 BEARS SOUTH 88 DEGREES 57 MINUTES 19 SECONDS WEST A DISTANCE OF 2644.60 FEET, AND AT WHICH A BRASS CAP IN HANDHOLE WAS FOUND;

THENCE NORTH 00 DEGREES 20 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 88 DEGREES 57 MINUTES 19 SECONDS WEST ALONG A LINE 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00 DEGREES 20 MINUTES 48 SECONDS WEST ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 35.00 FEET;

THENCE NORTH 88 DEGREES 57 MINUTES 19 SECONDS EAST ALONG A LINE 95.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO SAID EAST LINE;

THENCE SOUTH 00 DEGREES 20 MINUTES 48 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**.

AREA CONTAINS 1,050.0 SQ. FT. (0.024 ACRES) AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION
FOR TRANSFER OF PARCEL 1B
MARICOPA COUNTY RIGHT-OF-WAY TO THE CITY OF CHANDLER

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3 AT WHICH A BRASS CAP IN HANDHOLE WAS FOUND;

THENCE NORTH 00 DEGREES 20 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 88 DEGREES 57 MINUTES 19 SECONDS WEST ALONG A LINE 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 88 DEGREES 57 MINUTES 19 SECONDS WEST ALONG A LINE 60.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 33.00 FEET;

THENCE NORTH 44 DEGREES 18 MINUTES 16 SECONDS EAST, A DISTANCE OF 28.46 FEET;

THENCE NORTH 00 DEGREES 20 MINUTES 48 SECONDS WEST ALONG A LINE 43.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 15.00 FEET;

THENCE NORTH 88 DEGREES 57 MINUTES 19 SECONDS EAST ALONG A LINE 95.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 13.00 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 48 SECONDS EAST ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**.

AREA CONTAINS 655.0 SQ. FT. (0.015 ACRES) AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION
FOR TRANSFER OF PARCEL 1C
MARICOPA COUNTY RIGHT-OF-WAY TO THE CITY OF CHANDLER

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3, BEING MARKED BY A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF GERMANN ROAD AND HAMILTON STREET, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 3, BEING MARKED BY A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF GERMANN ROAD AND ARIZONA AVENUE, BEARS SOUTH 88 DEGREES 48 MINUTES 59 SECONDS WEST, 2644.69 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 3, SOUTH 88 DEGREES 48 MINUTES 59 SECONDS WEST, 62.27 FEET;

THENCE DEPARTING SAID SOUTH LINE NORTH 01 DEGREES 11 MINUTES 01 SECONDS WEST, 60.00 FEET TO THE NORTH RIGHT OF WAY LINE OF GERMANN ROAD AND THE **POINT OF BEGINNING (A)**;

THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 88 DEGREES 48 MINUTES 59 SECONDS WEST, 134.40 FEET TO THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2006-0141418, M.C.R.;

THENCE DEPARTING SAID RIGHT OF WAY LINE AND RUNNING ALONG SAID EAST LINE NORTH 00 DEGREES 23 MINUTES 03 SECONDS WEST, 5.00 FEET;

THENCE DEPARTING SAID EAST LINE AND RUNNING ALONG A LINE FIVE FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE NORTH 88 DEGREES 48 MINUTES 59 SECONDS EAST, 139.40 FEET TO SAID NORTH RIGHT OF WAY LINE;

THENCE DEPARTING SAID PARALLEL LINE AND RUNNING ALONG SAID RIGHT OF WAY LINE SOUTH 44 DEGREES 09 MINUTES 56 SECONDS WEST, 7.11 FEET TO THE **POINT OF BEGINNING (A)**.

SAID PARCEL CONTAINS 685 SQUARE FEET, OR 0.0157 ACRES, MORE OR LESS.