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MEMORANDUM **Planning Division – PZ Memo No. 15-036**

DATE: MARCH 18, 2015

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: LAUREN SCHUMANN, CITY PLANNER

SUBJECT: DVR15-0007 SOUTH OF THE SOUTHEAST CORNER OF CHANDLER HEIGHTS AND COOPER ROADS

Request: The establishment of initial City zoning of Agricultural (AG-1) on four parcels totaling approximately 10.78 acres

Location: South of the southeast corner of Chandler Heights and Cooper roads

Applicant: City of Chandler

RECOMMENDATION

Planning Staff, upon finding the request to be consistent with Arizona Revised Statutes, recommends approval of establishing the initial City zoning of AG-1 following the annexation of the subject site.

BACKGROUND

The subject site consists of four rural residential properties. Two of the properties have existing single-family homes with ancillary structures, and the other two parcels are undeveloped. The site is bordered by rural residential properties zoned AG-1 to the north and County properties zoned RU-43 to the west. East and south is the Circle G at Riggs Homestead Ranch single-family custom subdivision.

On March 28, 2013, the City approved the annexation of 25 acres adjoining the north and east sides of the subject site. City Council approved the annexation of three of four parcels on February 26, 2015. The remaining parcel will be annexed in April, 2015. The applicant intends to develop a low-density residential neighborhood on the subject properties together with the

previously annexed 25 acres. A rezoning application and preliminary development plan are currently being reviewed and will be forthcoming to Mayor and Council.

The Chandler Land Use Element of the General Plan designates the site as Residential and the Southeast Chandler Area Plan designates a more specific land use category of Rural / Agrarian Character, supporting low-density residential development.

In accordance with the following statute, Planning Staff is proposing an initial City zoning of AG-1, which is consistent with the previous RU-43 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."

Planning Staff supports the land use that is requested with the pending development applications, the annexation, and establishment of initial City zoning of the subject property to allow the pending applications to be reviewed by the Planning Commission and City Council.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.

RECOMMENDED ACTIONS

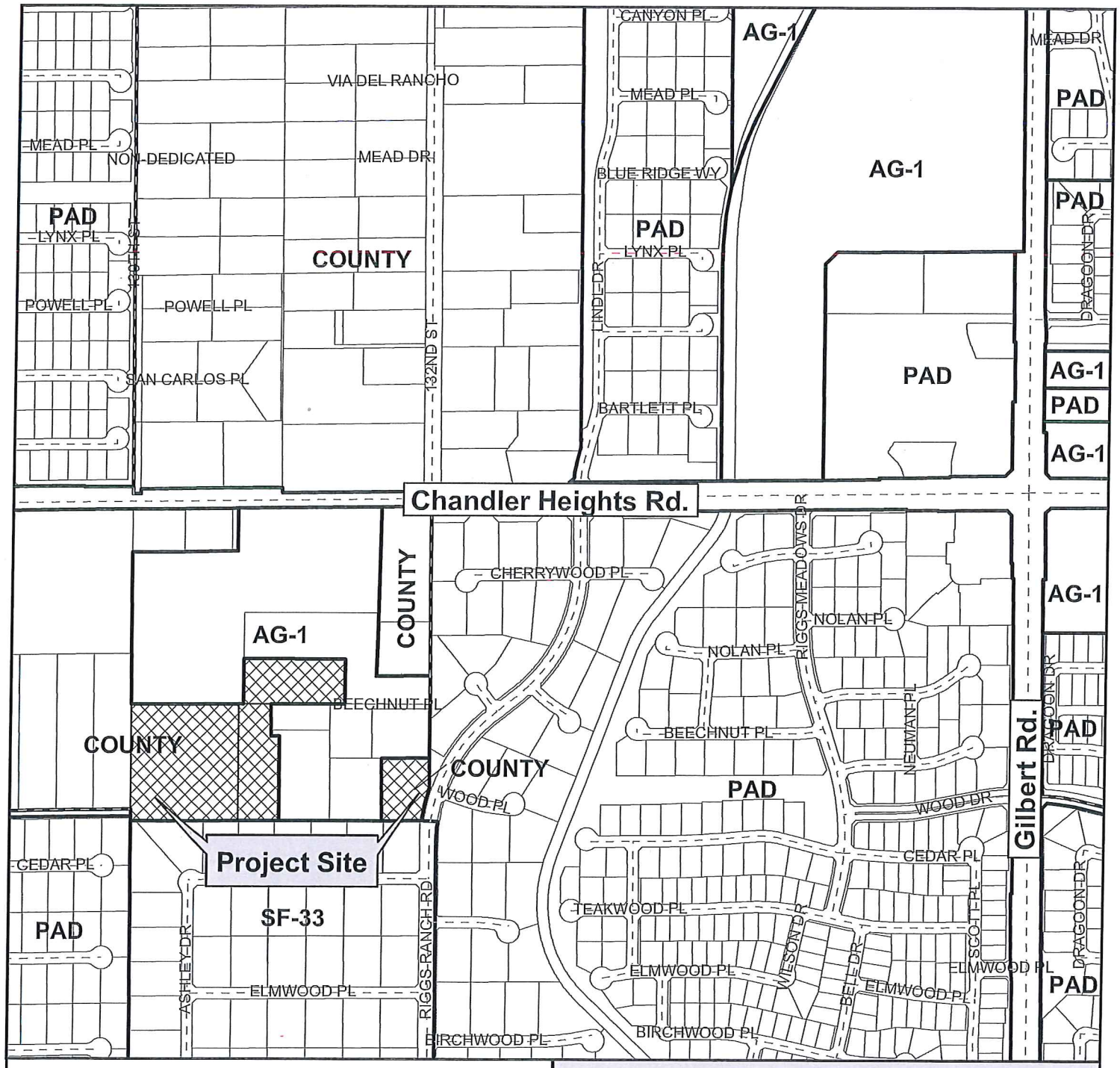
Upon finding consistency with Arizona Revised Statutes, Planning Staff recommends approval of establishing the initial City zoning of AG-1 following the annexation of the subject site.

PROPOSED MOTION

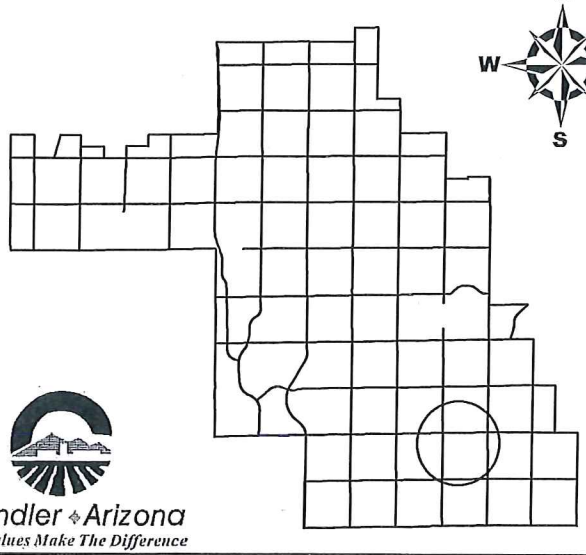
Motion to recommend approval of establishing the initial City zoning of AG-1 on the four parcels approximately 10.78 acres as requested in case DVR15-0007 SOUTH OF THE SOUTHEAST CORNER OF CHANDLER HEIGHTS AND COOPER ROADS, and as recommended by Planning Staff.

Attachments

1. Vicinity Maps



Vicinity Map



DVR15-0007

South of the Southeast Corner of Chandler Heights and Cooper Roads

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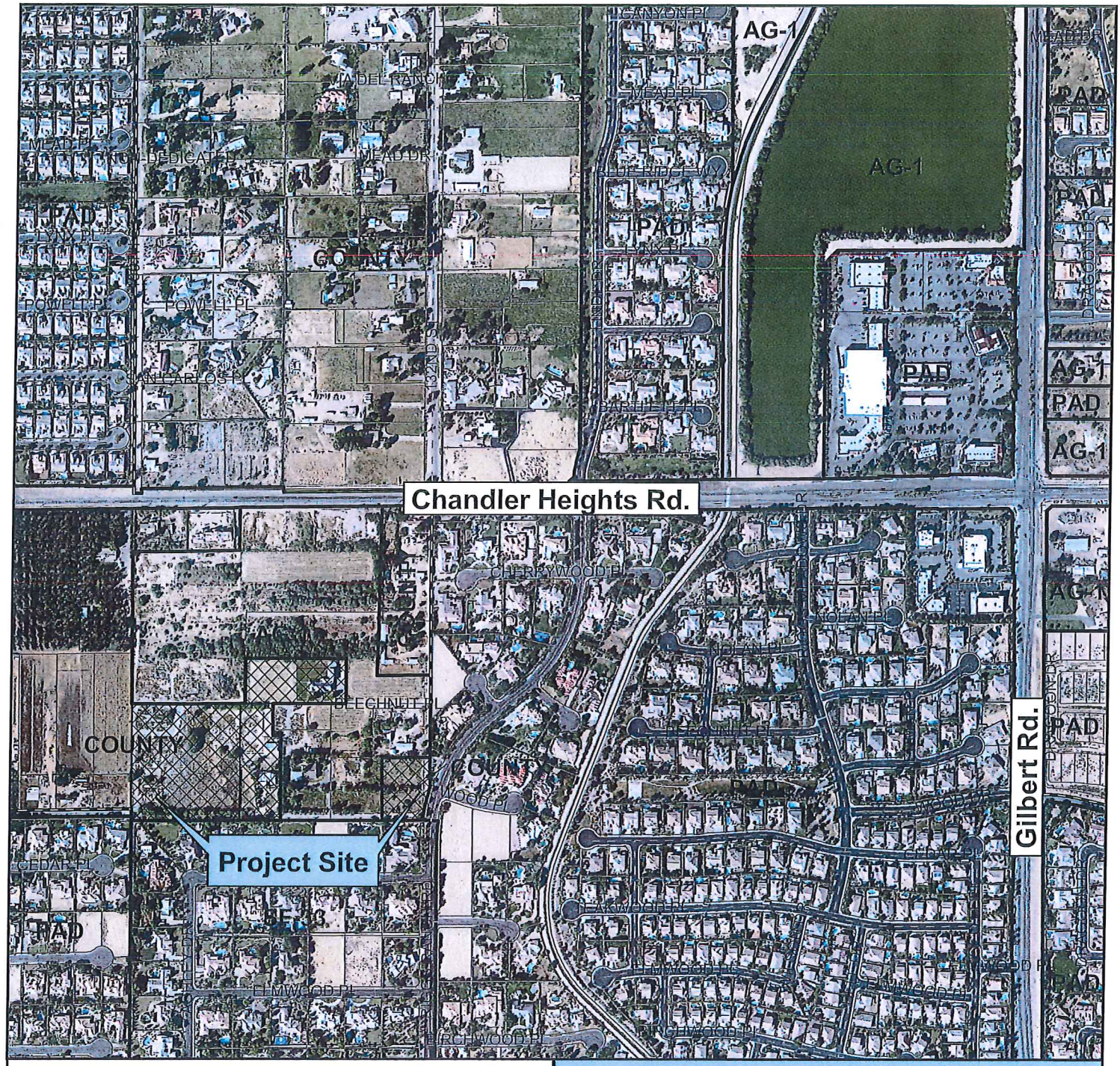

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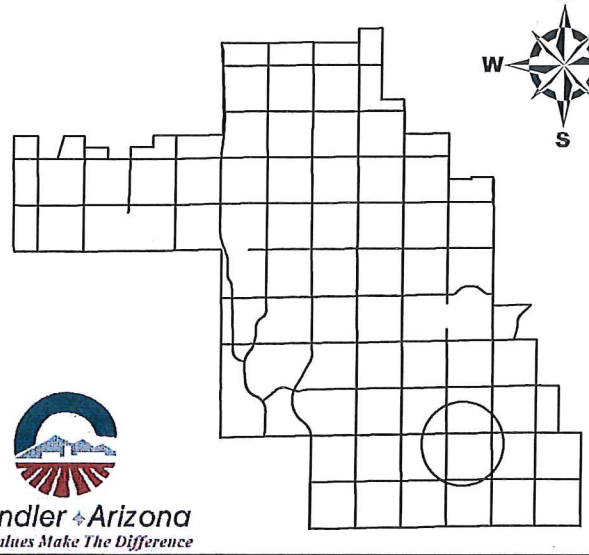

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