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MAR 18 2015



MEMORANDUM

Planning Division – PZ Memo No. 15-028

DATE: MARCH 18, 2015

TO: PLANNING AND ZONING COMMISSION

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

FROM: LAUREN SCHUMANN, CITY PLANNER *LS*

SUBJECT: DVR15-0009 NORTH OF THE NORTHWEST CORNER OF MCQUEEN ROAD AND HUNT HIGHWAY

Request: The establishment of initial City zoning of Agricultural (AG-1) on a 10-acre parcel

Location: North of the northwest corner of McQueen Road and Hunt Highway

Applicant: City of Chandler

RECOMMENDATION

Planning Staff, upon finding the request to be consistent with the 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 is a 10-acre parcel that has one single-family home and a couple of non-residential structures. The parcel abuts the south end of Fieldstone Estates subdivision on the west side of McQueen Road. South of the subject parcel is an unincorporated rural residential area consisting of twenty homes located on lots that range in size from approximately 1 – 2.5 acres.

The Chandler Land Use Element of the General Plan designates the site as residential and refers to the Southeast Chandler Area Plan (SECAP) for more specific land uses. The SECAP designates the subject site as Traditional Suburban Character. A rezoning and preliminary development plan application has been submitted for the subject parcel to construct a low density residential subdivision, which will be forthcoming.

March 18, 2015

The City Council tentatively adopted an ordinance to annex the subject parcel on March 12, 2015, and adopt the second reading of the ordinance on March 26, 2015. Planning Staff has not received any comments from residents or other members of the public regarding the annexation, nor the establishment of initial City zoning. However, a homeowner from a county property to the south has concerns about the forthcoming project. The developer has been in contact with the resident to resolve any concerns.

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

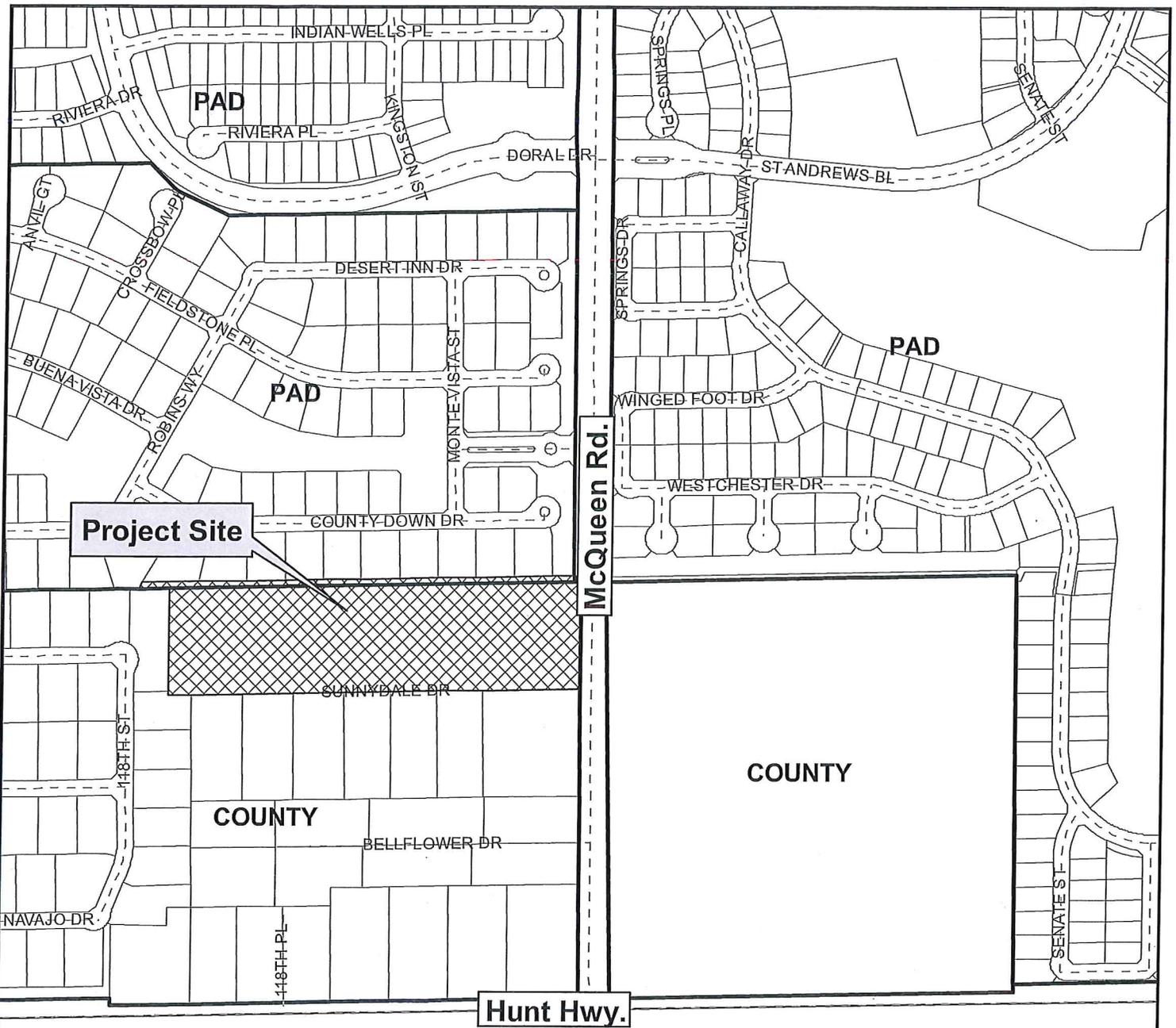
Upon finding consistency with Arizona Revised Statutes, Planning Staff recommends approval of establishing the initial City Zoning of AG-1 following the annexation of the subject site.

PROPOSED MOTION

Motion to recommend approval of establishing the initial City zoning of AG-1 on a 10-acre parcel as requested in case DVR15-0009 NORTH OF THE NORTHWEST CORNER OF MCQUEEN ROAD AND HUNT HIGHWAY, and as recommended by Planning Staff.

Attachments

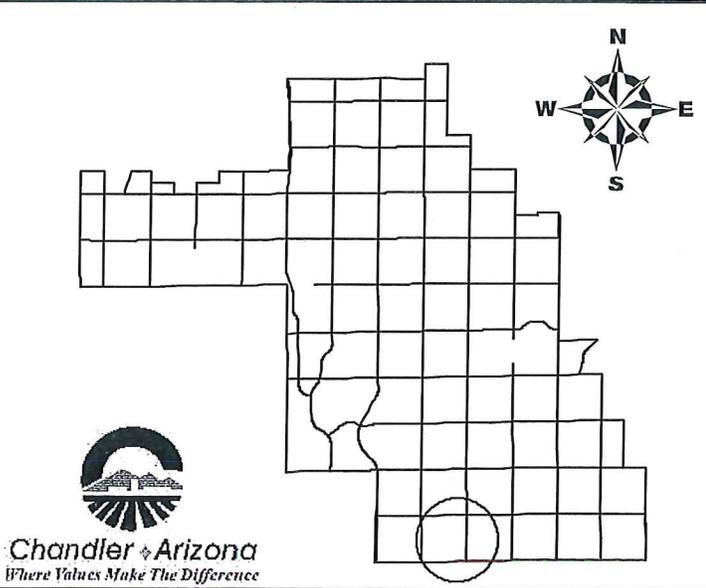
1. Vicinity Maps



Project Site

McQueen Rd.

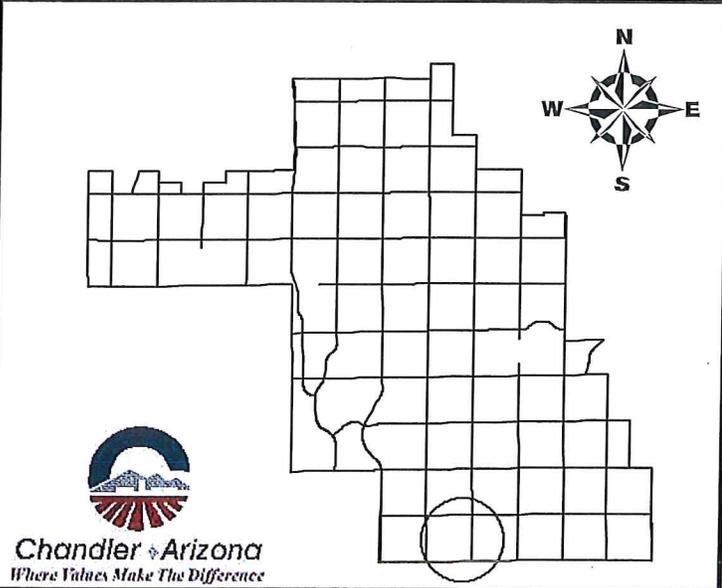
Hunt Hwy.



Vicinity Map

 **DVR15-0009**

**North of the Northwest Corner of
McQueen Road and Hunt Highway**



Vicinity Map

 DVR15-0009

North of the Northwest Corner of
McQueen Road and Hunt Highway