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MEMORANDUM

Planning and Development - Staff Memo No. CC 06-325

DATE: DECEMBER 27, 2006

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
BOB WEWORSKI, PRINCIPAL PLANNER

FROM: RON MARTIN, INTERIM PLANNER

SUBJECT: ANNEXATION – NORTH OF THE NORTHWEST CORNER OF LINDSAY
AND CHANDLER HEIGHTS ROADS

Introduction and Tentative Adoption of Ordinance No. 3876

Request: Annexation of approximately 64 acres

Location: North of the Northwest Corner of Lindsay and Chandler Heights

Applicant: Hohokam Holdings, L.L.C.

SUMMARY / RECOMMENDATION

The City Council held a public hearing on this requested annexation on November 16, 2006. Staff has received the original signed petition from the property owner. The request has been processed in compliance with State Statutes governing annexations. Staff recommends approval.

BACKGROUND

The subject 64 acres, located approximately 400 feet north of the northwest corner of Lindsay and Chandler Heights Roads, is zoned R-43 Rural Residential within the County. The Southeast Chandler Area Plan designates the area for "Traditional Suburban Character". The applicant will be seeking rezoning to Planned Area Development (PAD) for single-family residential use.

EXISTING CONDITIONS

The property is occupied by a dairy farm and is bordered on the north, east and west by existing and developing traditional single-family residential and on the south by rural residential. The property is not under an aircraft noise contour or within a designated flood plain.

EXISTING UTILITIES

Available city utilities include a 16-inch water main stub-out and 12-inch sewer stub-out located within the Lindsay Road right-of-way at the north line of the Chandler Heights Road right-of-way.

PROPOSED MOTION

Move to Introduce and Tentatively Adopt Ordinance No. 3876 annexing approximately 64 acres of land described in said Ordinance, also known as North of the Northwest Corner of Lindsay and Chandler Heights Roads.

Attachment

1. Ordinance No. 3876
2. Location Map

ORDINANCE NO. 3876

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, (NORTH OF THE NORTHWEST CORNER OF LINDSAY AND CHANDLER HEIGHTS ROADS) 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 October 19, 2006 with the County Recorder, that a Public Hearing was held on November 16, 2006 after proper notice was given, that the thirty day waiting period ended on November 19, 2006 and that the petition was circulated thereafter and signed on December 10, 2006 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;

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:

Parcel 1

The North half of the Southeast quarter of the Southeast quarter and the North half of the North half of the South half of the Southeast quarter of the Southeast quarter of Section 19, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 2

An easement for domestic water lines, public utilities and ingress and egress over the West 8 feet of the East 45 feet of the South half of the North half of the South half of the Southeast quarter of the Southeast quarter of said section 19.

Parcel 3

The Northeast quarter of the Southeast quarter of Section 19, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

said parcel containing 64 acres, more or less.

SECTION 2. 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 3. 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 4. The Planning and 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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this _____ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3876 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2007, and that a quorum was present thereat.

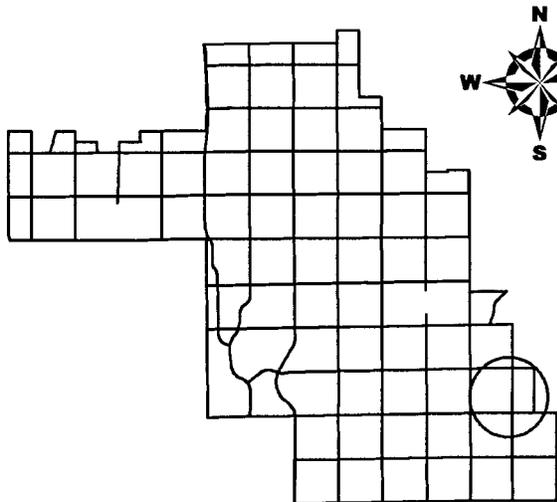
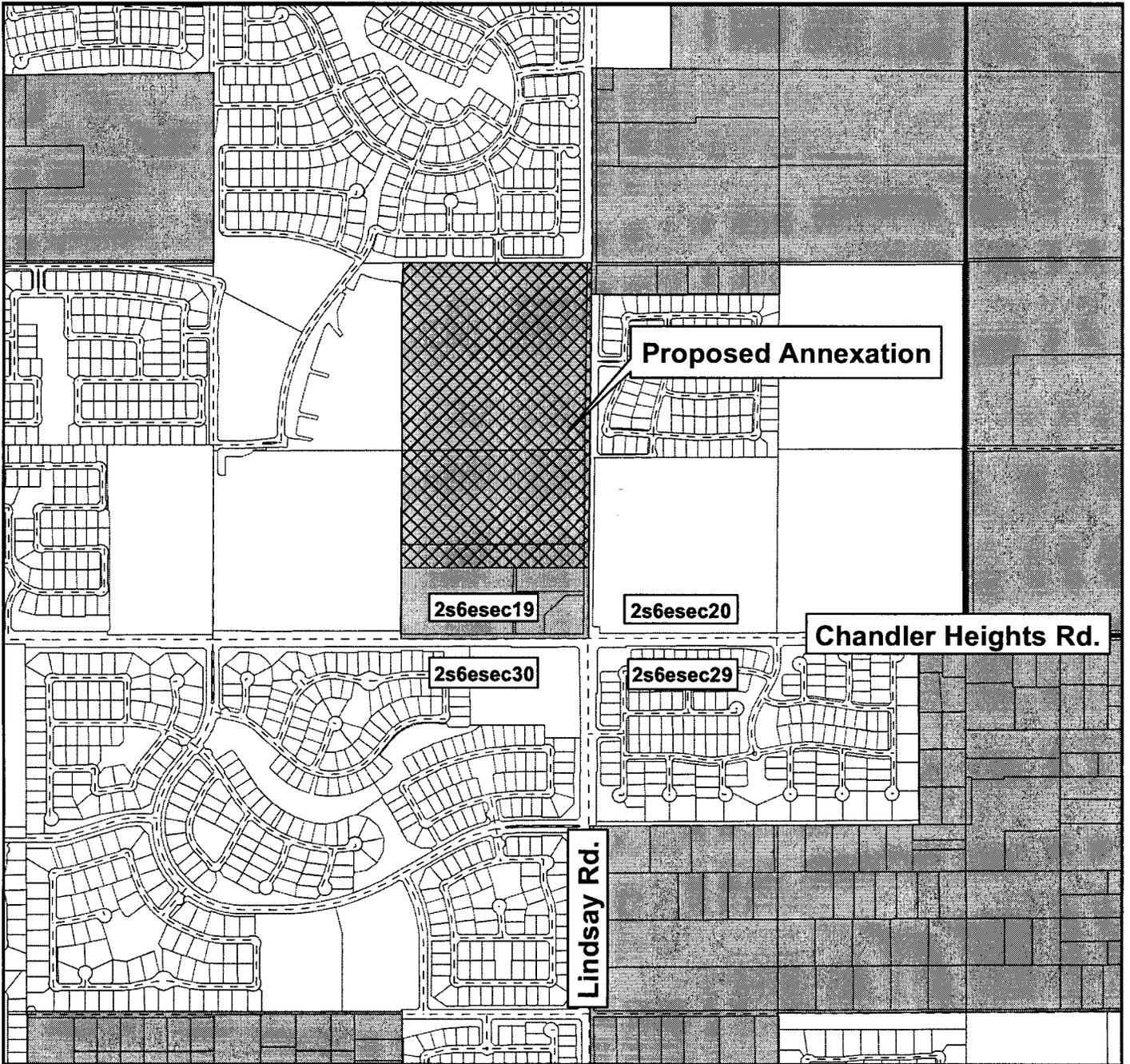
APPROVED AS TO FORM:

GAB

CITY ATTORNEY

CITY CLERK

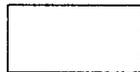
PUBLISHED:



Annexation Map

Ordinance No. 3876

Proposed Annexation
 North of the Northwest Corner of
 Lindsay Road and Chandler Heights Road
Incorporated Area



Unincorporated Area

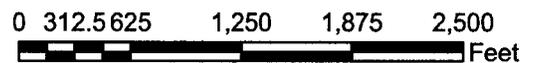


Exhibit A