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Where Values Make The Difference

MEMORANDUM

Planning and Development - Staff Memo No. CC 07-002

DATE: JANUARY 10, 2007

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 – SOUTHWEST CORNER OF APPLEBY ROAD AND THE CONSOLIDATED CANAL

Request: Annexation of approximately 35 acres

Location: Southwest Corner of Appleby Road and the Consolidated Canal
(North of the northwest corner of Ocotillo and McQueen Roads)

Applicant: Farid Moradi, Manager
PBI Arizona L.P.

BACKGROUND

The subject 35 acres, located at the southwest corner of Appleby Road and the Consolidated Canal is zoned R-43 Rural Residential within the County. The Chandler Airpark Area Plan, a land use element of the Chandler General Plan designates the area for "Light Industrial". The applicant will be seeking rezoning consistent with that designation.

EXISTING CONDITIONS

The property is vacant and undeveloped. Existing and/or approved land uses surrounding the site include one rural residence and a large industrial user to the north, City of Chandler Landfill to the east, a mini-storage and business park to the south and additional vacant property to the west.

The property is within the 55 LDN aircraft noise contour but is not within the 100-year flood plain.

STAFF COMMENTS

Staff circulated this request among City departments and received no negative comments relative to the property's annexation.

EXISTING UTILITIES

Available city utilities include a 42-inch sewer and a 24-inch water main in the McQueen Road right-of-way along with an 8-inch sewer main in the Appleby Road right-of-way east of the Consolidated Canal and a 12-inch water main in the Appleby Road right-of-way east of the McQueen Road intersection.

RECOMMENDATION

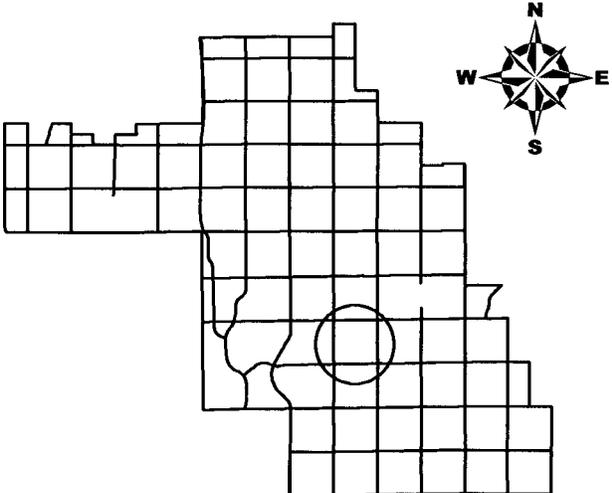
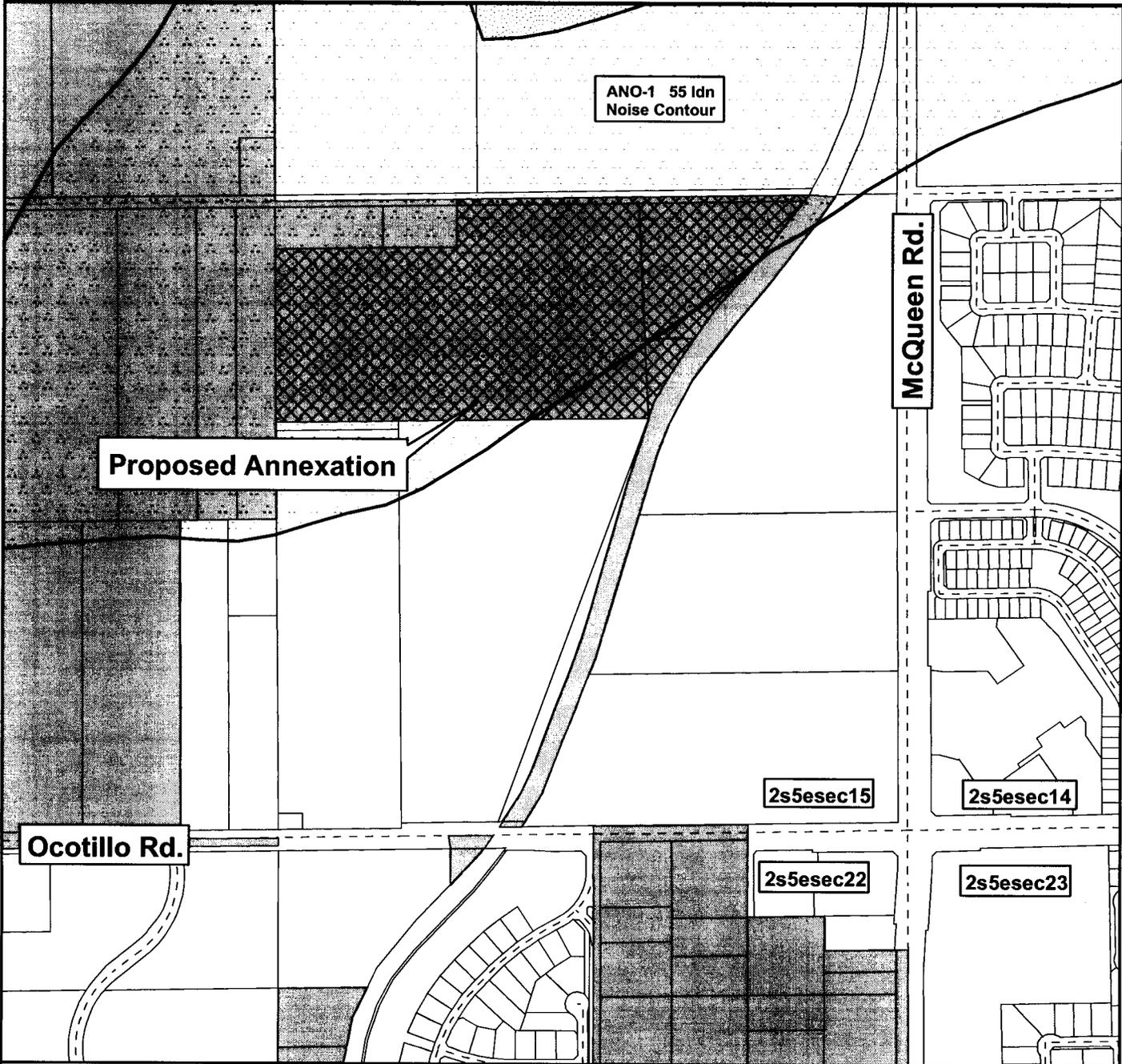
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

MAYOR'S STATEMENT

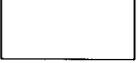
The Public Hearing regarding the proposed annexation is now open for discussion.

Attachment

1. Location Map



Annexation Map

-  Proposed Annexation
Southwest Corner of Appleby Road
and the Consolidated Canal
-  Incorporated Area
-  Unincorporated Area

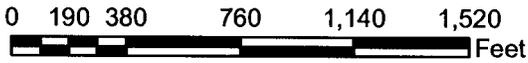


Exhibit A