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Where Values Make The Difference

MEMORANDUM Planning and Development - Staff Memo No. CC 07-003

DATE: JANUARY 4, 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 – NORTHWEST CORNER OF LINDSAY AND CHANDLER HEIGHTS ROADS

Request: Annexation of approximately 5.8 acres

Location: Northwest Corner of Lindsay and Chandler Heights Roads

Applicant: Lindsay Heights, LLC

BACKGROUND

The subject 5.8 acres, located at the northwest corner of Lindsay and Chandler Heights Roads is zoned R-43 Rural Residential within the County. The Southeast Chandler Area Plan” a land use element of the Chandler General Plan designates the area for “Traditional Suburban Character.” The applicant will be seeking rezoning to allow for the development of retail commercial businesses at this location.

EXISTING CONDITIONS

The property is vacant and undeveloped. Existing and pending approved land uses adjacent to the site or within surrounding quadrants of the intersection include: single family residential and retail commercial within the southwest quadrant, single family residential within the southeast quadrant, and vacant undeveloped property zoned AG-1 Agricultural within the northeast quadrant. Properties contiguous to this site on the north and west are currently in zoning review for single family residential. The property is not within an aircraft noise contour or within a flood plain.

STAFF COMMENTS

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

UTILITY SERVICES

Water and waste water main lines being planned and engineered with the development of the numerous new single-family communities being planned and constructed along Chandler Heights Road, at and beyond its' intersection with Lindsay Road, will provide needed water and sewer services to this site.

RECOMMENDATION

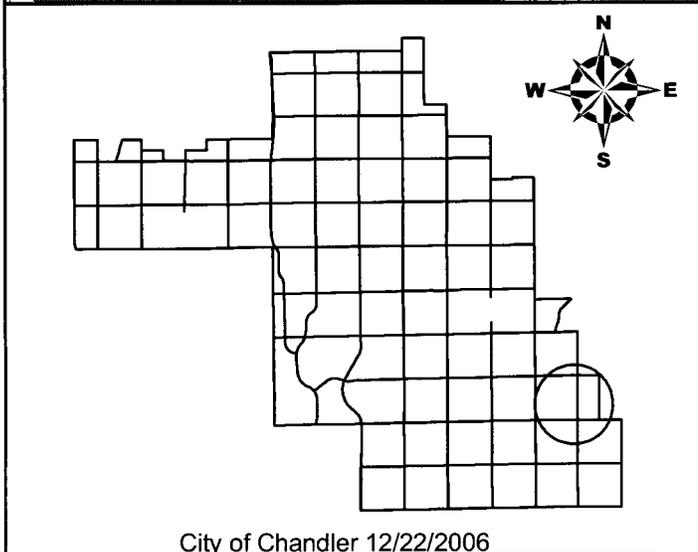
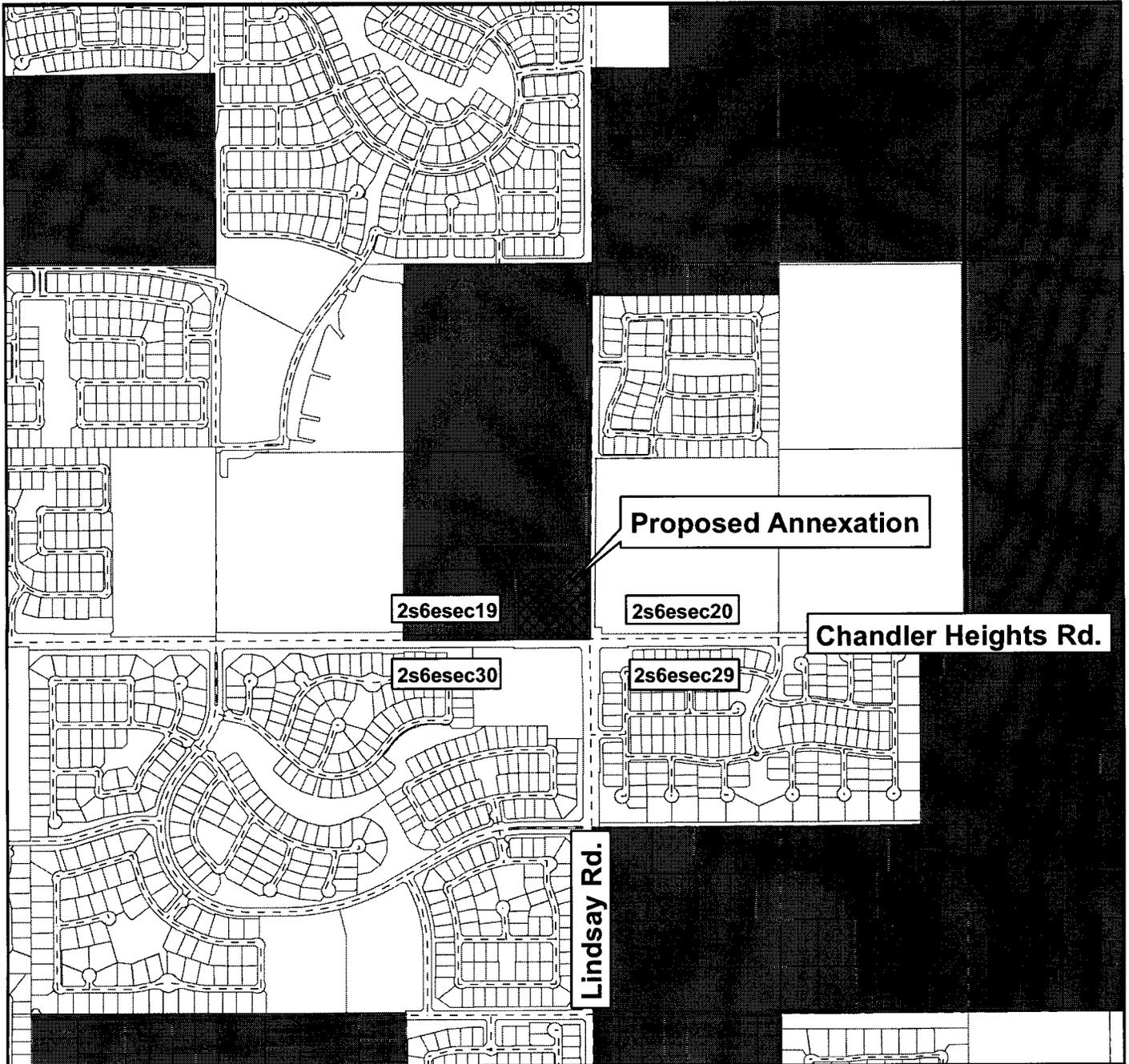
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

MAYOR'S STATEMENT

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

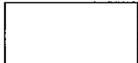
Attachment

1. Location Map



City of Chandler 12/22/2006

Annexation Map

-  **Proposed Annexation**
Northwest Corner of
Lindsay Road and Chandler Heights Road
-  **Incorporated Area**
-  **Unincorporated Area**

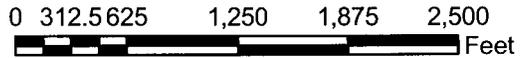


Exhibit A