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APR 26 2007



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Where Values Make The Difference

MEMORANDUM

Planning and Development - Staff Memo No. CC 07-080

DATE: APRIL 19, 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, PLANNING MANAGER

FROM: RON MARTIN, INTERIM PLANNER

SUBJECT: ANNEXATION – EAST OF THE SOUTHEAST CORNER OF OCOTILLO AND LINDSAY ROADS

Request: Annexation of approximately 63 acres

Location: East of the Southeast Corner of Ocotillo and Lindsay Roads

Applicants: Londo Pastorino and Finisterra Development Co. Inc.

BACKGROUND

The subject 63 acres (40 acres under the ownership of Finisterra Development Co. Inc. and 23 acres under the ownership of Londo Pastorino) is located east of the Southeast corner of Ocotillo and Lindsay Roads. The property is zoned R-43 Rural Residential within the County. The Southeast Chandler Area Plan, a land use element plan of the Chandler General Plan, designates the area as a “Traditional Suburban Character” area. Residential development densities within the range of 2.5 to 3.5 dwelling units per acre are proposed as a major element within this Character Area. Both of the landowners, joining in this annexation request, propose to develop their respective properties for this purpose.

EXISTING CONDITIONS

The property is vacant and undeveloped. Existing and/or pending land uses adjacent to the site include: North and East – Vacant undeveloped, Town of Gilbert; South – Rural agricultural, Maricopa County; West – Planned single-family residential, City of Chandler.

STAFF COMMENTS

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

UTILITY SERVICES

Existing municipal sewer and water services are being extended from the southwest corner of Lindsay and Ocotillo Roads to the subject annexation site at the expense of the landowner(s).

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.

FUTURE ACTIONS

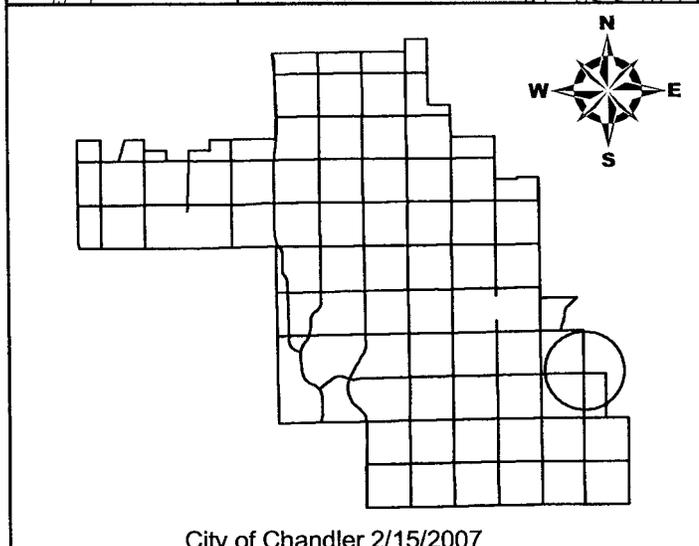
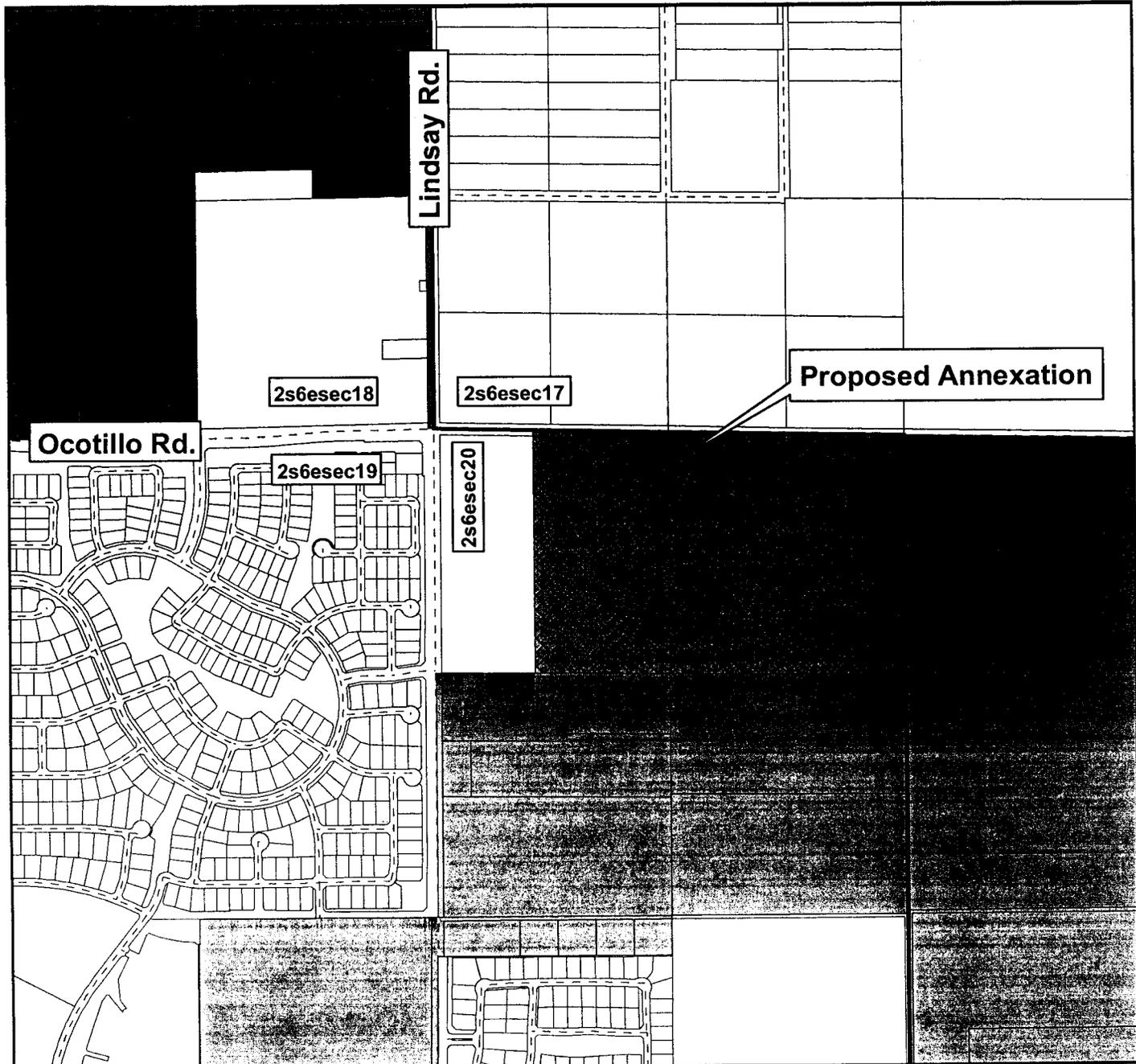
Staff, prior to bringing this annexation request back to the Chandler City Council for formal consideration and action, will stage all necessary steps and actions (i.e. land owner notifications, postings, advertising, public hearings before City Council, etc.) required to complete and adopt a City initiated zoning district over the property. Such zoning would be scheduled to occur at the City Council Meetings immediately subsequent to the conclusion of the annexation process.

MAYOR'S STATEMENT

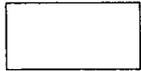
The Public Hearing regarding the proposed annexation is now open for discussion.

Attachment

1. Location Map



Annexation Map

-  Proposed Annexation
East of the Southeast Corner of
Ocotillo Road and Lindsay Road
-  Incorporated Area
-  Unincorporated Area

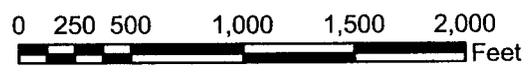


Exhibit A