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JUN 28 2007



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development - Staff Memo No. CC 07-147

DATE: JUNE 12, 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 RIGGS ROAD AND ARIZONA AVENUE

Request: Annexation of approximately 34.6 acres

Location: East of the Southeast Corner of Riggs Road and Arizona Avenue

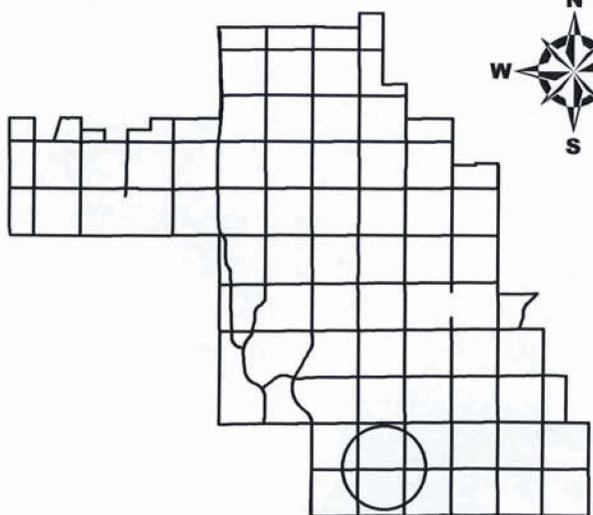
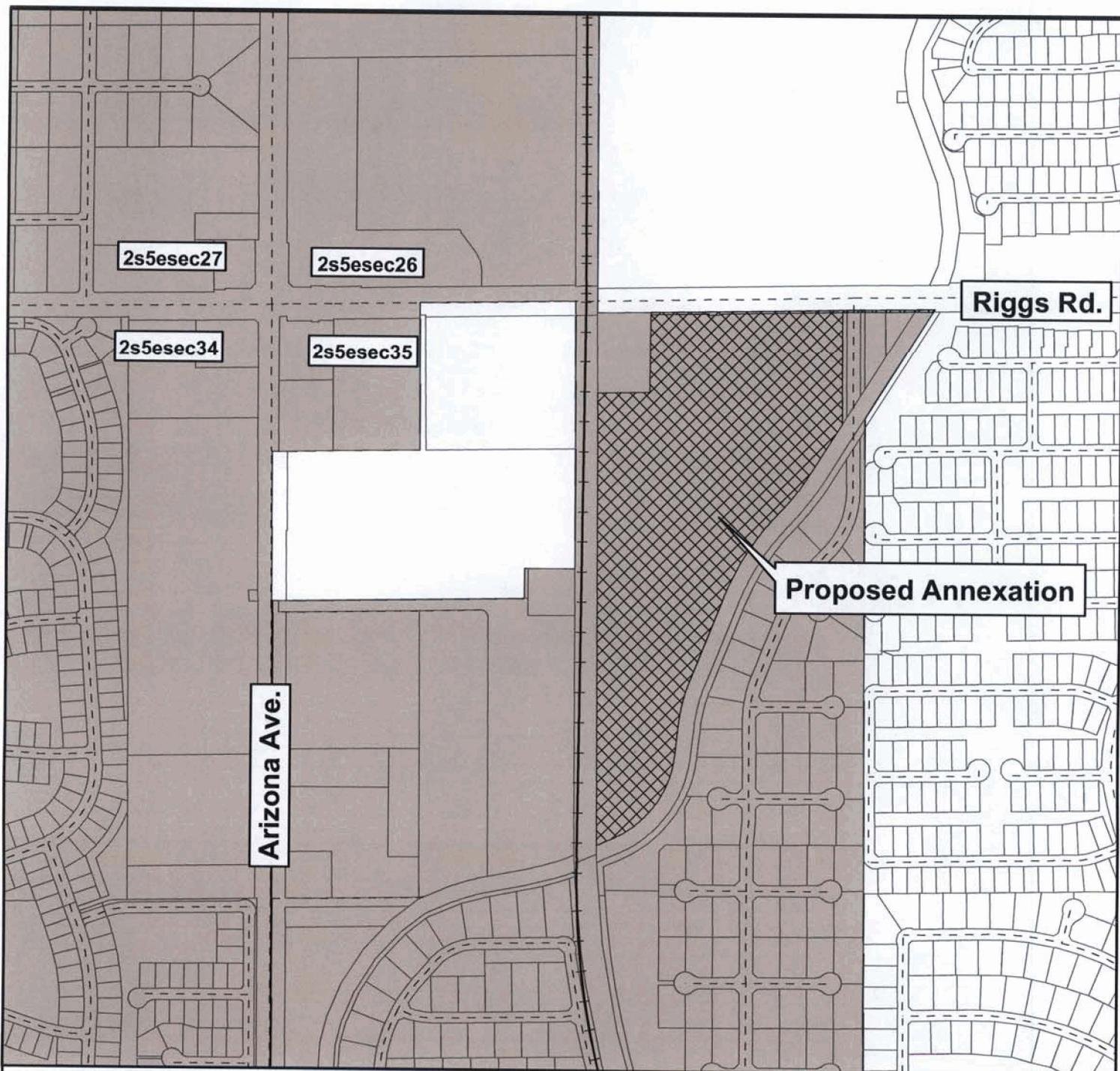
Applicants: GE Industrial Plastics

BACKGROUND

The subject property, under the ownership of GE Industrial Plastics, is located at the south side of Riggs Road between the Consolidated Canal and the Union Pacific Railroad. The property is zoned IND - 3 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. The landowner intends to develop the property for residential purposes.

EXISTING CONDITIONS

While the property is largely vacant, there are limited industrial operation sites within the overall land holdings that will be removed prior to the development of the property. Existing and/or planned land uses adjacent to the site include: North – City Golf Course, East and South – Single Family Residential, West – Industrial. The property is contiguous to the City of Chandler along its northern border with Riggs Road.



Annexation Map

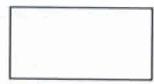
-  **Proposed Annexation**
East of the Southeast Corner of Riggs Road and Union Pacific Railroad
-  **Incorporated Area**
-  **Unincorporated Area**



Exhibit A

STAFF COMMENTS

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

UTILITY SERVICES

Municipal water and sewer service mains are located within the Riggs Road R-O-W along the northern border of the property.

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 Meeting 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