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AUG 09 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 07-162c

DATE: JULY 19, 2007

TO: MAYOR AND CITY COUNCIL

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

FROM: BILL DERMODY, CITY PLANNER

SUBJECT: DVR07-0026 NORTHWEST CORNER OF LINDSAY ROAD AND CHANDLER HEIGHTS ROAD
Introduction and Tentative Adoption of Ordinance No. 3938

Request: The establishment of initial city zoning of Agricultural District (AG-1)

Location: Northwest corner of Lindsay and Chandler Heights Roads

Project Info: Approximate 5.37-acre site

Applicant: City of Chandler

Owner: Lindsay Heights, LLC

RECOMMENDATION

The request is to establish the initial city zoning as a part of and follow up to the City's Annexation process. Upon finding the request to be consistent with the General Plan, Planning Commission and Staff recommend approval.

BACKGROUND

The request is to establish the initial city zoning of Agricultural District (AG-1) on an approximately 5.37-acre site located at the northwest corner of Lindsay and Chandler Heights Roads. Adoption of an annexation Ordinance authorizes the City to initiate a zoning action as required by State Statutes to adopt and establish an initial city zoning classification upon the

newly annexed property. This request, initiated by Staff, serves to simply establish the site with a zoning designation of AG-1 (Agricultural District), which is most comparable to the site's previous County zoning designation of Rural-43. The approval of this zoning action insures that any future development on the site shall occur in conformance with City standards.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.

- Staff is not aware of any opposition to this request.

COMMISSION VOTE REPORT

Motion to approve.

In Favor: 5 Opposed: 0 Absent: 1 (Cason) Abstained: 1 (Irby)

RECOMMENDED ACTION

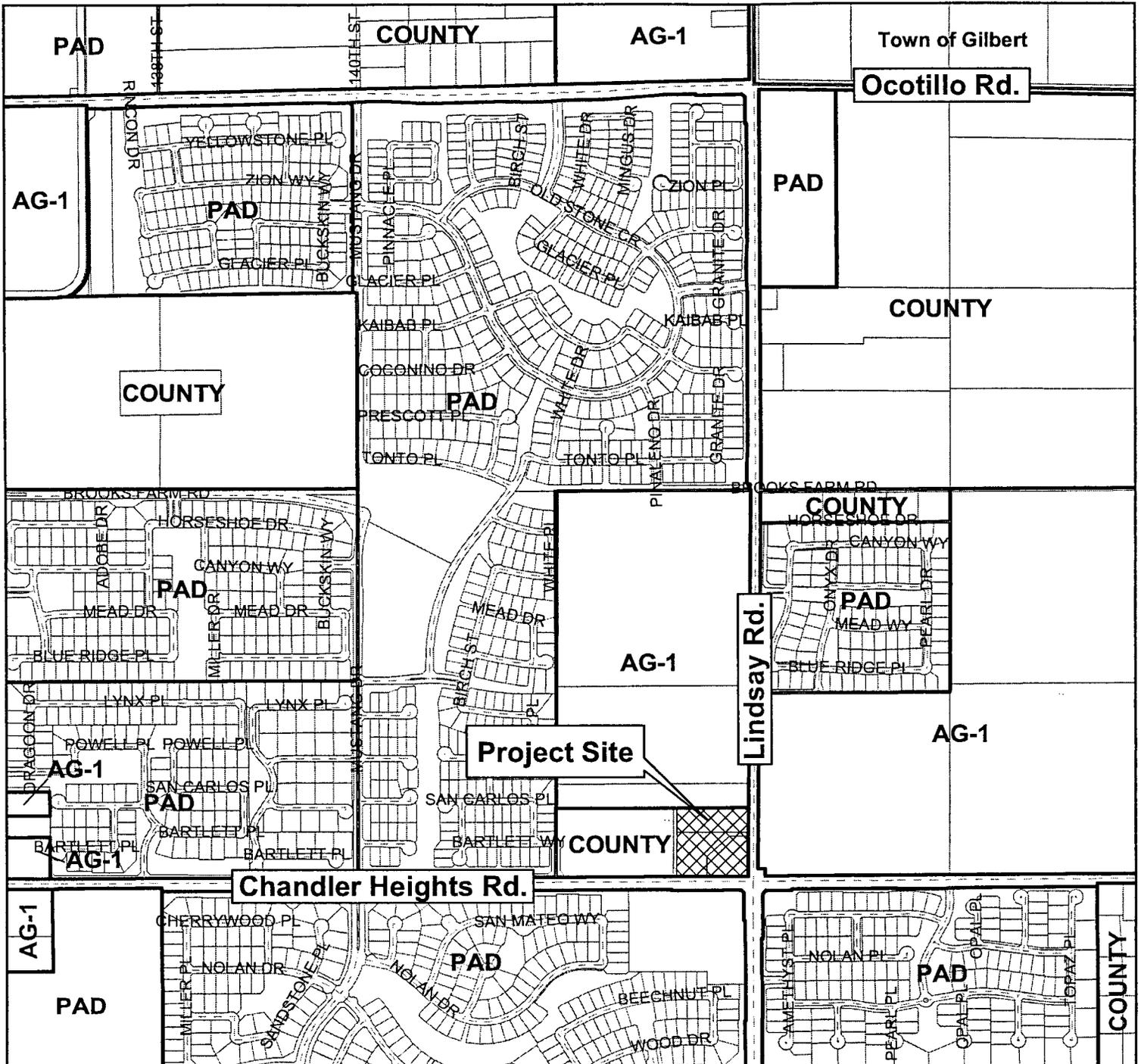
Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the establishment of initial city zoning of AG-1 (Agricultural District) on an approximately 5.37-acre site located at the northwest corner of Lindsay and Chandler Heights Roads.

PROPOSED MOTION

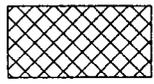
Move to introduce and tentatively adopt Ordinance No. 3938 approving the establishment of initial city zoning of AG-1 (Agricultural District) on an approximately 5.37-acre site in case DVR07-0026 NORTHWEST CORNER OF LINDSAY ROAD AND CHANDLER HEIGHTS ROAD as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Ordinance No. 3938

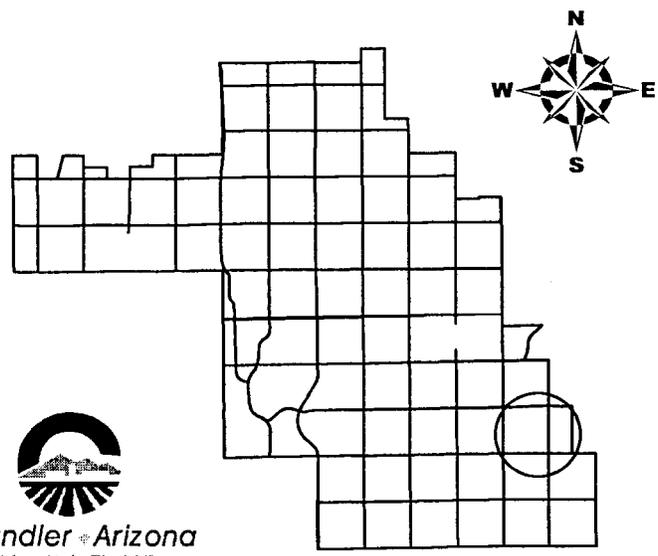


Vicinity Map

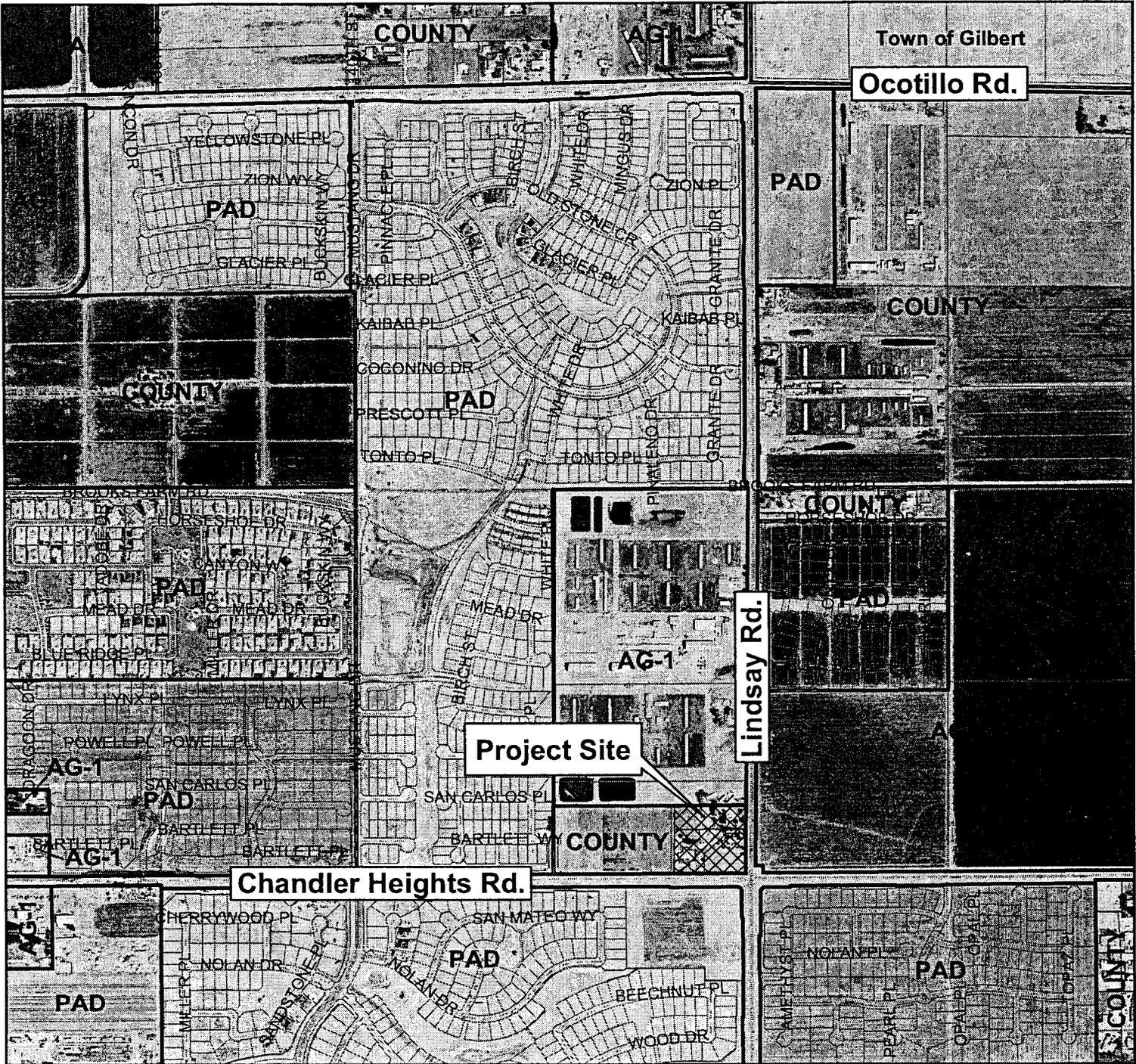


DVR07-0026

Northwest Corner of Lindsay and
Chandler Height Roads-
City Initiative



Chandler, Arizona
Where Values Make The Difference



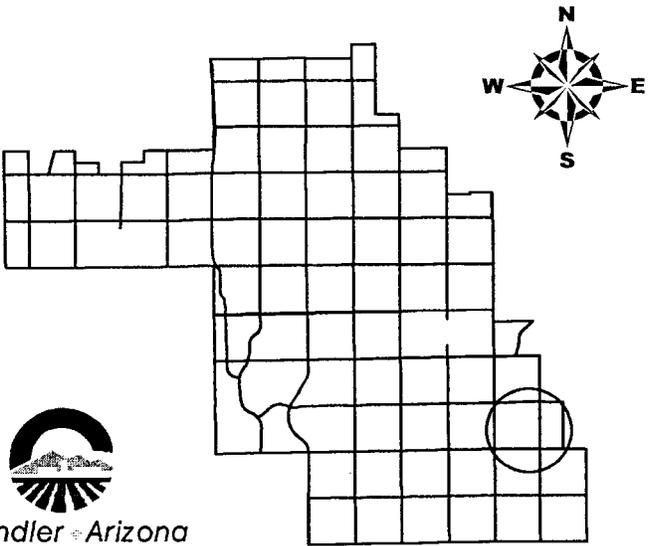
Chandler Heights Rd.

Project Site

Lindsay Rd.

Ocotillo Rd.

Vicinity Map




DVR07-0026
Northwest Corner of Lindsay and Chandler Height Roads- City Initiative

ORDINANCE NO. 3938

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL DISTRICT (AG-1) (DVR07-0026 NORTHWEST CORNER OF LINDSAY ROAD AND CHANDLER HEIGHTS ROAD) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'

Said parcel is hereby zoned Agricultural District (AG-1).

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & 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

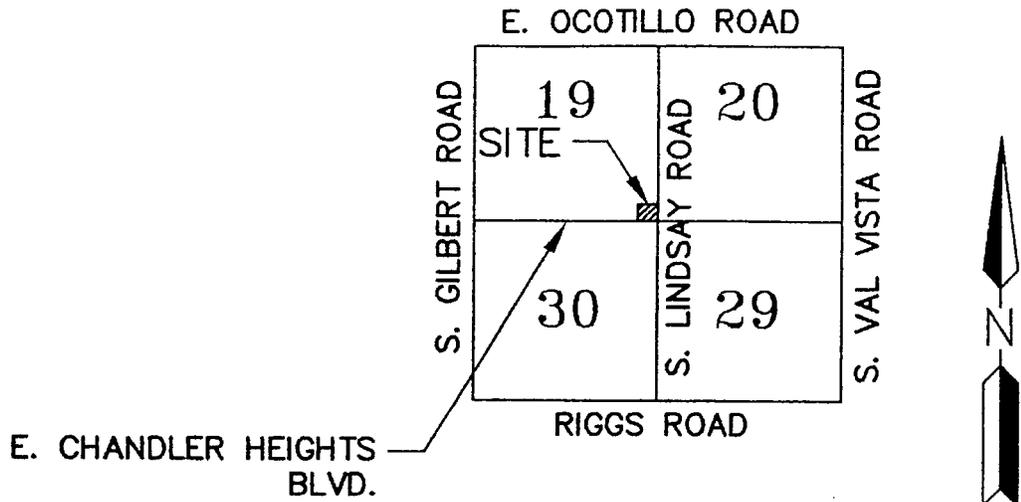
I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3938 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2007, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *KAD*

PUBLISHED:



VICINITY MAP

SECTION 19, T2S, R6E

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR ACCEPTED AS THE MONUMENT FOR THE SOUTHEAST CORNER OF SAID SECTION FROM WHICH A FOUND BRASS CAP IN A HAND HOLE ACCEPTED AS THE MONUMENT FOR THE SOUTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST A DISTANCE OF 2841.30 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST A DISTANCE OF 509.16 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 37 MINUTES 53 SECONDS EAST A DISTANCE OF 496.43 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 51 MINUTES 20 SECONDS EAST A DISTANCE OF 511.12 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 51 MINUTES 29 SECONDS WEST A DISTANCE OF 496.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 253,228 SQ. FT. (5.81 ACRES) MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.