

SEP 20 2007



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**MEMORANDUM                      Planning and Development – CC Memo No. 07-221**

**DATE:**            SEPTEMBER 6, 2007

**TO:**                MAYOR AND CITY COUNCIL

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

**FROM:**            BILL DERMODY, CITY PLANNER *BD*

**SUBJECT:**    DVR07-0035 EAST OF THE SOUTHEAST CORNER OF PECOS & MCQUEEN ROADS  
                          Introduction and Tentative Adoption of Ordinance No. 3971

- Request:            The establishment of initial city zoning of Agricultural District (AG-1)
- Location:            Approximately ¼ mile east of the southeast corner of Pecos & McQueen Roads
- Project Info:        Approximate 4.37-acre site
- Applicant:            City of Chandler
- Owners:             David M. Kassel/Magda Farag

**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 4.37-acre site located approximately ¼ mile east of the southeast corner of Pecos & McQueen 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.

**PLANNING COMMISSION VOTE REPORT**

Motion to approve.

In Favor: 4    Opposed: 0    Absent: 3 (Anderson, Creedon, Cason)

**RECOMMENDED ACTION**

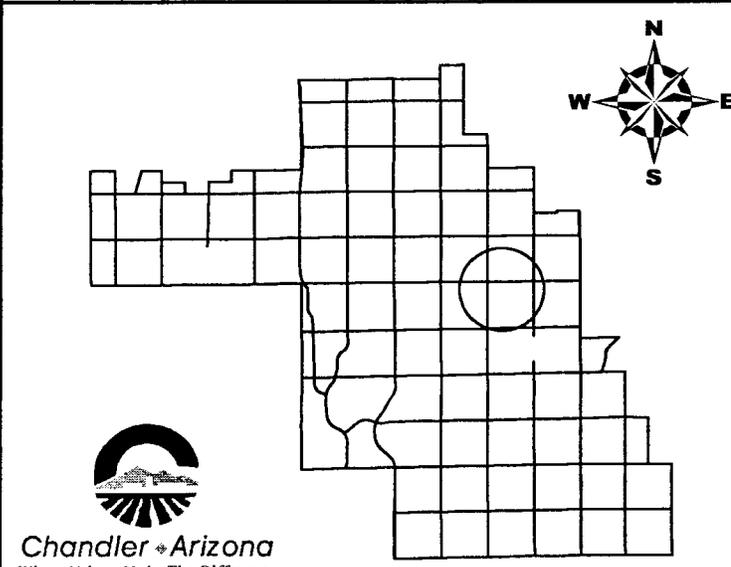
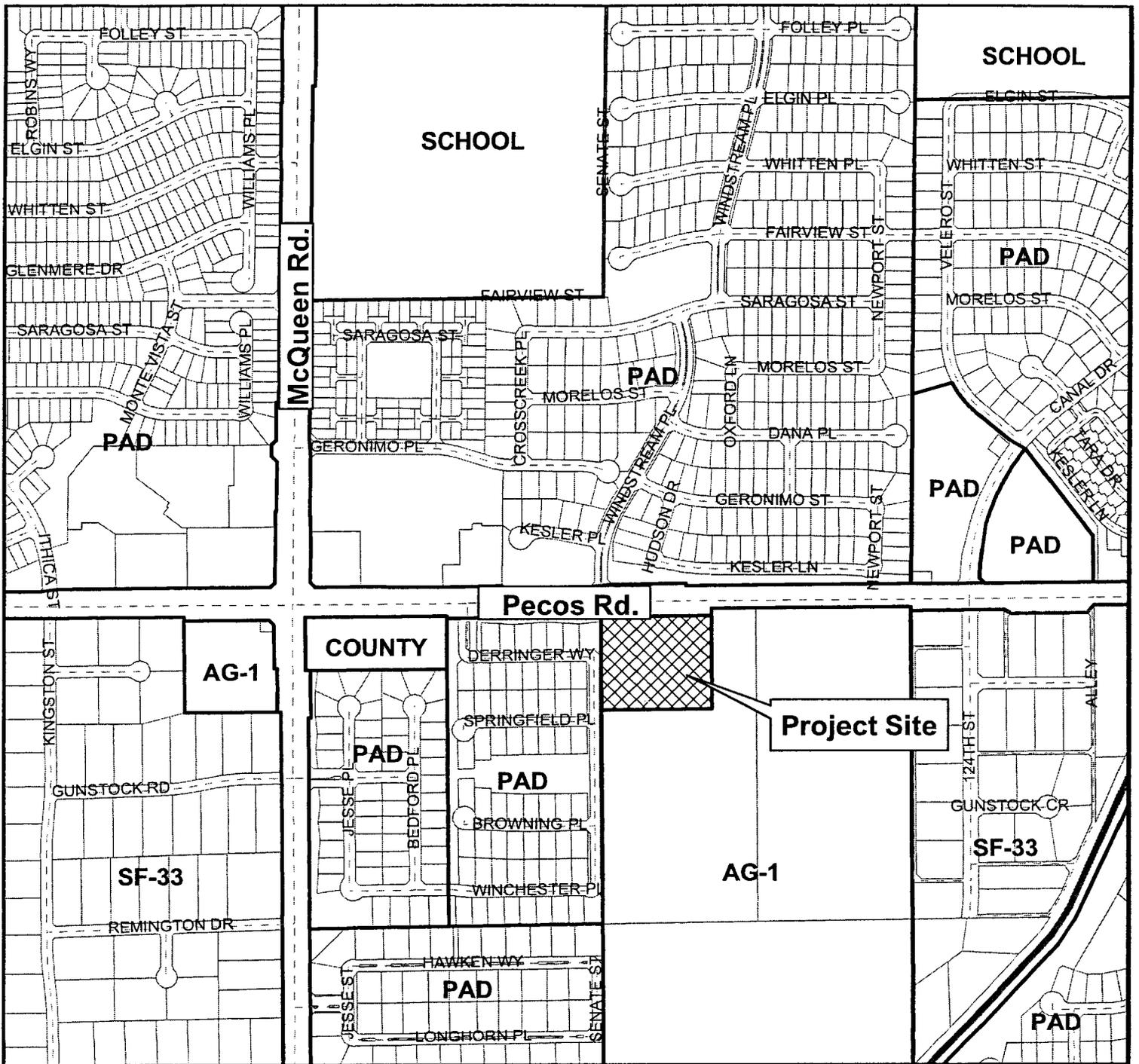
Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the establishment of initial city zoning of AG-1 (Agricultural District) on an approximately 4.37-acre site located approximately ¼ mile east of the southeast corner of Pecos & McQueen Roads.

**PROPOSED MOTION**

Motion to introduce and tentatively adopt Ordinance No. 3971 approving the establishment of initial city zoning of AG-1 (Agricultural District) on an approximately 4.37-acre site in case DVR07-0035 EAST OF THE SOUTHEAST CORNER OF PECOS & MCQUEEN ROADS, as recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Ordinance No. 3971



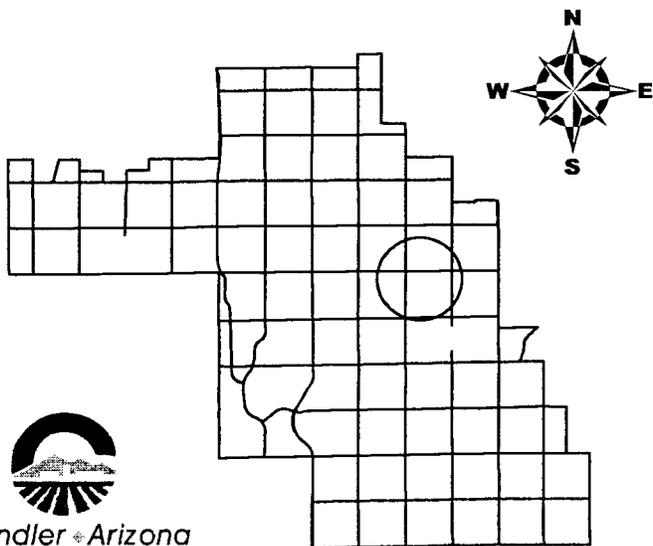
## Vicinity Map

**DVR07-0035**

**East of the Southeast Corner of  
Pecos and McQueen Roads-  
City Initiative**



## Vicinity Map



DVR07-0035

East of the Southeast Corner of  
Pecos and McQueen Roads-  
City Initiative



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**ORDINANCE NO. 3971**

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) (DVR07-0035 EAST OF THE SOUTHEAST CORNER OF PECOS & MCQUEEN ROADS) 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. 3971 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 LAB

PUBLISHED: