

#5
DEC 10 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 07-285

DATE: NOVEMBER 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: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: DVR07-0050 SOUTHWEST CORNER OF 116TH STREET AND RIGGS ROAD
 Introduction and Tentative Adoption of Ordinance No. 3965

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

Location: Southwest corner of 116th Street and Riggs Roads

Project Info: Approximate 34.6-acre site

Applicant: City of Chandler

Owner: General Electric Co.

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 34.6-acre site located at the southwest corner of 116th Street and Riggs Road. 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). The approval of this zoning action insures that any future development on the site shall occur in conformance with City standards. This property is anticipated for a single-family residential subdivision.

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: 7 Opposed: 0

RECOMMENDED ACTION

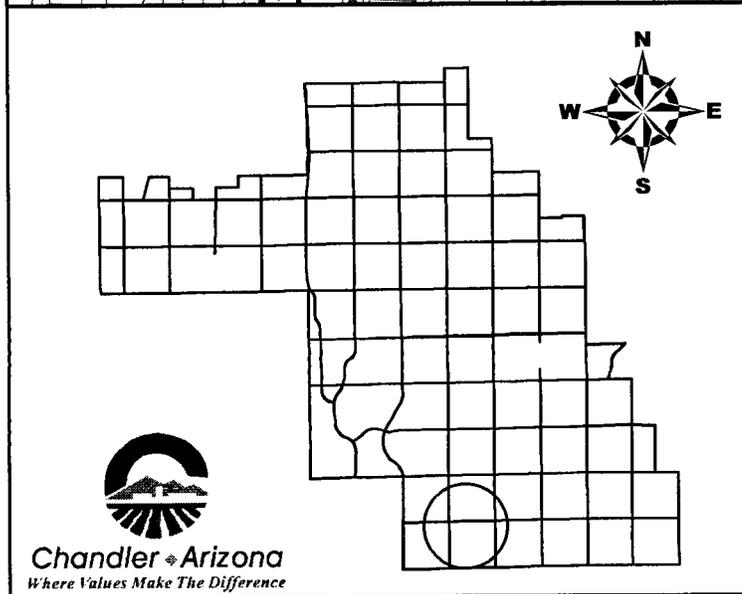
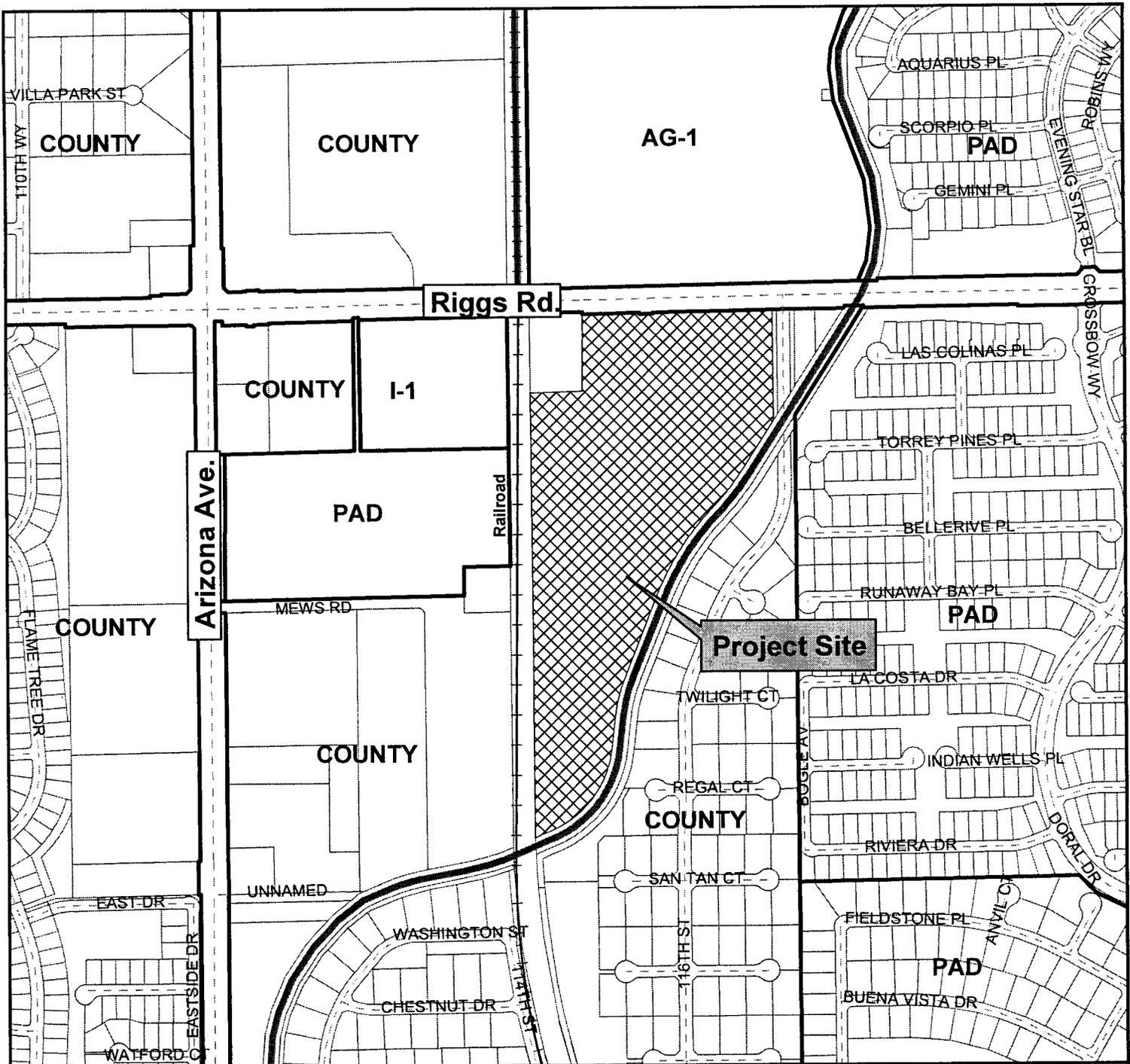
Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the establishment of initial city zoning of AG-1 (Agricultural District) on an approximately 34.6-acre site located at the southwest corner of 116th Street and Riggs Road.

PROPOSED MOTION

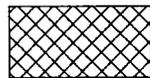
Motion to introduce and tentatively adopt Ordinance No. 3965 approving the establishment of initial city zoning of AG-1 (Agricultural District) on an approximately 34.6-acre site in case DVR07-0050 SOUTHWEST CORNER OF 116TH STREET AND RIGGS ROAD, as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Ordinance No. 3965



Vicinity Map



DVR07-0050

**Southwest Corner of 116th Street
and Riggs Road-
City Initiative**



Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 10/8/2007

ORDINANCE NO. 3965

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY ESTABLISHING CITY INITIAL ZONING OF AGRICULTURAL DISTRICT (AG-1) (DVR07-0050 SOUTHWEST CORNER OF 116TH STREET And RIGGS ROAD) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for City initial zoning 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 rezoned from 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 _____, 2006.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3965 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:

EXHIBIT "A"
LEGAL DESCRIPTION
GALILEO PIAZZA
ANNEXATION BOUNDARY

That portion of the Northwest quarter of Section 34, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a aluminum cap found and accepted as the North quarter corner of said Section 34 from which a brass cap in hand hole found and accepted as the Northwest corner of said section bears South 89 degrees 55 minutes 10 seconds West a distance of 2,647.42 feet;

Thence along the north line of said Northwest quarter, South 89 degrees 55 minutes 10 seconds West a distance of 100.01 feet to a point on the northerly projection of the west line of Tract M of "Santan Vista Unit 3, Phase 4 and 5" a subdivision plat recorded in Book 690 of Maps, page 16, Maricopa County Records, said point being the **POINT OF BEGINNING**;

Thence departing said north line and along said west line, South 00 degrees 45 minutes 40 seconds West a distance of 569.13 feet to the westerly right-of-way of the Consolidated Canal as shown on the Plat of Survey recorded in Book 181 of Maps, page 9, Maricopa County records;

Thence along said westerly right-of-way of the Consolidated Canal the following eight (8) courses;

(1) South 33 degrees 17 minutes 15 seconds West a distance of 244.76 feet to the beginning of a tangent curve concave northwesterly and having a radius of 1,227.62 feet;

(2) Southwesterly along said curve through a central angle of 11 degrees 26 minutes 15 seconds an arc length of 245.06 feet to the beginning of a tangent reverse curve concave southeasterly and having a radius of 1,172.95 feet;

(3) Southwesterly along said curve through a central angle of 21 degrees 58 minutes 20 seconds an arc length of 449.81 feet;

(4) South 22 degrees 45 minutes 10 seconds West a distance of 399.47 feet to the beginning of a tangent curve concave southeasterly and having a radius of 748.63 feet;

(5) Southwesterly along said curve through a central angle of 15 degrees 07 minutes 40 seconds an arc length of 197.66 feet;

(6) South 07 degrees 37 minutes 30 seconds West a distance of 143.16 feet to the beginning of a tangent curve concave northwesterly and having a radius of 460.49 feet;

(7) Southwesterly along said curve through a central angle of 61 degrees 29 minutes 25 seconds an arc length of 494.20 feet to the beginning of a tangent reverse curve concave southeasterly and having a radius of 1,267.49 feet;

(8) Southwesterly along said curve through a central angle of 03 degrees 02 minutes 38 seconds an arc length of 67.34 feet to a point on the easterly right-of-way of the Southern Pacific Railroad, said point also marking the beginning of a non-tangent curve concave easterly, the center of which bears North 89 degrees 40 minutes 13 seconds East a distance of 4,247.21 feet;

Thence along said easterly right-of-way the following five (5) courses;

(1) Northerly along said curve through a central angle of 00 degrees 29 minutes 16 seconds an arc length of 36.16 feet to the beginning of a tangent compound curve concave easterly and having a radius of 5,679.60 feet;

(2) Northerly along said curve through a central angle of 00 degrees 18 minutes 00 seconds an arc length of 29.74 feet to the beginning of a tangent compound curve concave easterly and having a radius of 8,544.38 feet;

(3) Northerly along said curve through a central angle of 00 degrees 12 minutes 00 seconds an arc length of 29.83 feet to the beginning of a tangent compound curve concave easterly and having a radius of 17,138.74 feet;

(4) Northerly along said curve through a central angle of 00 degrees 06 minutes 00 seconds an arc length of 29.91 feet;

(5) North 00 degrees 45 minutes 30 seconds East a distance of 1,888.87 feet to a point lying 415.00 feet south of said north line of the Northwest quarter;

Thence departing said right-of-way, parallel with and 415.00 feet south of said north line, North 89 degrees 55 minutes 10 seconds East a distance of 240.00 feet;

Thence North 00 degrees 45 minutes 30 seconds East a distance of 415.00 feet to said north line of the Northwest quarter.

Thence along said north line, North 89 degrees 55 minutes 10 seconds East a distance of 852.56 feet to the **POINT OF BEGINNING**.

The above-described parcel contains a computed area of 1,553,040 Sq. Ft. (35.6531 acres) more or less and is subject to any easements, restrictions, or rights of way of record or otherwise.

The description hereon is not based on official results of survey by CMX L.L.C. and said description was prepared without the benefit of an updated title report.

Prepared by: CMX L.L.C.
3100 W. Ray Road
Suite 201
Chandler, Arizona 85226
Project No. 7469
March 5, 2007