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*Where Values Make The Difference*

**MEMORANDUM**                      **Planning and Development - Staff Memo No. CC 07-303**

**DATE:**            NOVEMBER 27, 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 NORTHEAST CORNER OF RIGGS AND  
MCQUEEN ROADS

Request:            Annexation of approximately 2 acres

Location:           East of the Northeast Corner of Riggs and McQueen Roads

Applicant:           Advance Surety Inc.

**BACKGROUND**

The subject 2-acre parcel, under the ownership of the applicant listed above, is located east of the northeast corner of Riggs and McQueen Roads. The property is a vacant parcel bordered on the east by additional vacant property that has been annexed into the City and a developed parcel on the west that is also within the corporate limits of the City and is zoned PAD (Planned Area Development) for a car wash facility.

**EXISTING CONDITIONS**

The property is zoned RURAL - 43 within the County. The Southeast Chandler Area Plan, a land use element plan of the Chandler General Plan, designates the area for low density residential of a rural agrarian character. The owners' preliminary thoughts regarding the future use of the property include assisted living for senior adults or possibly storage for residential and commercial customers. The owner has not as yet met with City Staff or submitted an application for rezoning.

**STAFF COMMENTS**

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

**UTILITY SERVICES**

Municipal water (16") and sewer service (27") mains are located within the Riggs Road right-of-way.

**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**

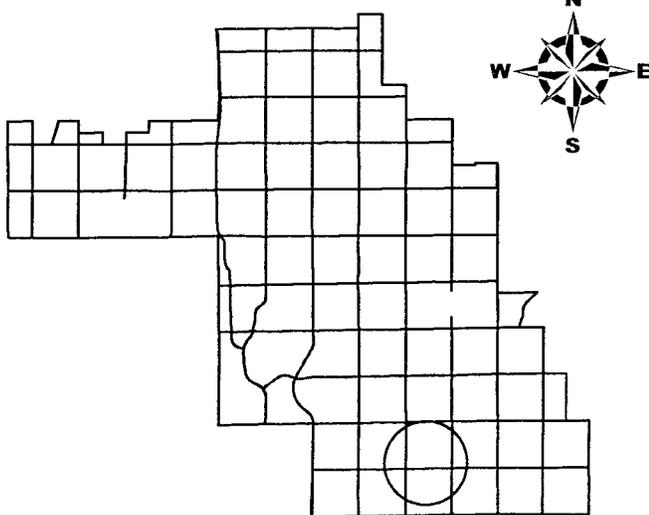
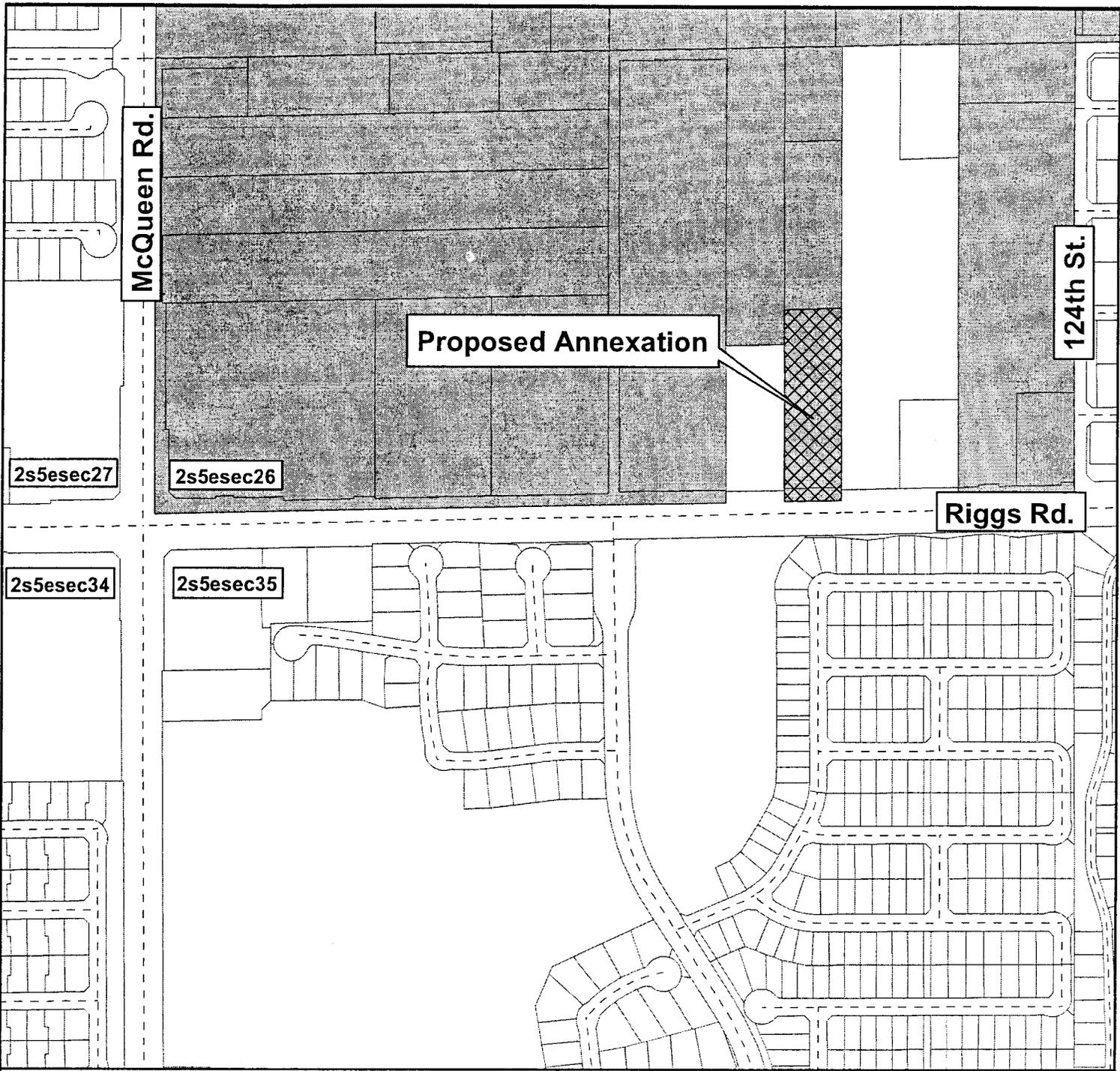
Staff, prior to bringing this annexation request back to the Chandler City Council for formal consideration and action, will stage all necessary steps and actions (i.e. land owner notifications, postings, advertising, public hearings before City Council, etc.) required to complete and adopt a City initiated AG-1 Agricultural District zoning designation 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.

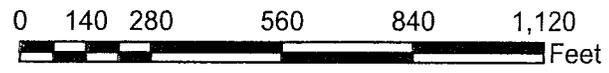
**Attachment**

1. Location Map



# Annexation Map

-  **Proposed Annexation**  
East of the Northeast Corner of Riggs Road and McQueen Road
-  **Incorporated Area**
-  **Unincorporated Area**



**Exhibit B**