

MINUTES OF THE REGULAR MEETING OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held in the Council Chambers in the Chandler Library, 22 S. Delaware, on Monday, December 10, 2007 at 7:18 p.m.

THE MEETING WAS CALLED TO ORDER BY MAYOR BOYD W. DUNN.

The following members answered roll call:

Boyd W. Dunn	Mayor
Lowell Huggins	Vice-Mayor
Bob Caccamo	Councilmember
Trinity Donovan	Councilmember
Matt Orlando	Councilmember
Martin Sepulveda	Councilmember
Jeff Weninger	Councilmember

Also in attendance:

W. Mark Pentz	City Manager
Rich Dlugas	Assistant City Manager
Pat McDermott	Assistant City Manager
Michael D. House	City Attorney
Marla Paddock	City Clerk

INVOCATION: The invocation was given by Pastor Roger Storms, Chandler Christian Church.

PLEDGE OF ALLEGIANCE: Councilmember Sepulveda led the Pledge of Allegiance.

SCHEDULED PUBLIC APPEARANCES:

None.

UNSCHEDULED PUBLIC APPEARANCES:

None.

CONSENT:

MOVED BY VICE-MAYOR HUGGINS, SECONDED BY COUNCILMEMBER WENINGER, to approve the Consent Agenda as presented. Motion carried unanimously (7-0).

COUNCILMEMBER CACCAMO stated he would be voting nay on item #3.

1. MINUTES:

APPROVED, as presented, minutes of the City Council Special Meetings of November 5, 8 & 26 and Regular Meetings of November 5 and 8, 2007.

2. REZONING: Layton Lakes Parcel 18 Ord. #3986

ADOPTED Ordinance No. 3986, DVR07-0010 Layton Lakes Parcel 18, rezoning from PAD for attached town homes to PAD amended for a medium-density detached single-family residential

subdivision on approximately 12 acres within the Layton Lakes Master Plan at the SWC of Lindsay and Queen Creek roads.

3. REZONING: Layton Lakes Ord. #3987

ADOPTED Ordinance No. 3987 DVR07-0012 Layton Lakes, rezoning from PAD to PAD amended to eliminate a zoning condition requiring copper supply plumbing for a residential master plan on approximately 320 acres at the SWC of Lindsay and Queen Creek roads.

COUNCILMEMBER CACCAMO voted nay on this item.

4. ANNEXATION: SEC Riggs Road and Arizona Avenue Ord. #3964

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 3964, annexation of approximately 34.6 acres east of the SEC of Riggs Road and Arizona Avenue. (Applicant: GE Industrial Plastics – SABIC Innovative Plastics US LLC.)

The property is located on the south side of Riggs Road between the Consolidated Canal and the Union Pacific Railroad and 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.

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.

5. INITIAL CITY ZONING: SWC 116<sup>th</sup> Street and Riggs Road Ord #3965

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 3965, DVR07-0050 Southwest Corner of 116<sup>th</sup> Street & Riggs Road, establishing initial City zoning of AG-1 on approximately 34.6 acres west of the SWC of 116<sup>th</sup> Street and Riggs Road. (Applicant: City of Chandler; Owner: General Electrical Co.)

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 annex property. This request serves to establish the site with a zoning designation of AG-1 (Agricultural District), which 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.

6. REZONING: Galileo Piazza Ord. #3995

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 3995 DVR07-0032 Galileo Piazza, rezoning from AG-1 to PAD with PDP for a 38 custom lot single-family residential neighborhood on approximately 34 acres at the SWC of 116<sup>th</sup> Street and Riggs Road. (Applicant: Brennan Ray, Burch & Cracchiolo, P.A.)

The subject site is triangular in shape with the base of the site fronting Riggs Road and the length of the site along the western boundary. North, across Riggs Road is the Bear Creek Municipal Golf Course. The Consolidated Canal abuts the eastern and southern property lines. East of the Consolidated Canal is the Lagos Vistoso single-family residential neighborhood, the Santan Vista single-family residential neighborhood located in the county and an automotive repair shop located at the northeast portion of the site, zoning in the county. South of the site, and beyond the Consolidated Canal is the Santan Vista single-family residential neighborhood. West of the site is the Southern Pacific Railroad. Beyond the railroad tracks is PAD zoned property for industrial uses, Planned Industrial (I-1), and Industrial zoned property in the County. Located at the NWC of the site is a Salt River Project substation.

Based on the General Plan, the subject site is located within the Southeast Chandler Area Plan (SECAP), and designated as supporting Traditional Suburban Character-type neighborhoods. The SECAP allows for residential density to be 2.5 dwelling units per acre and provide provision for up to 3.5 dwelling units per acre, based upon amenities provided to the subdivision. The proposed subdivision provides an overall density of 1.05 dwelling units per acre.

In addition to the SECAP, there are the Residential Development Standards that identify the requirements residential subdivision development must comply with. The Residential Development Standards indicate that if all lots within a subdivision are larger than 10,000 square feet, the Residential Development Standards to no apply. Since all of the lots are larger than 10,000 square feet, with an average lot size of 16,500 square feet, the development is not required to meet any of the Residential Development Standards. Although not required to meet any of the Residential Development Standards, Galileo does meet some of the standards.

Due to the location, the subject site provides one of the final portions for the Paseo Master Plan. The Paseo Master Plan was adopted by City Council in 1998 and serves as a guiding document for development along the Consolidated Canal. The intent of The Paseo Master Plan was to provide residents of Chandler a usable trail system linking community parks and nearby neighborhoods from southern Chandler. As part of The Paseo, there is to be a 15-foot clearance zone on each side of the canal. In addition to the 15-foot clearance zone, builders provide a minimum 10-foot easement for the canal. The developer is providing a 15-foot easement.

This request was noticed in accordance with the requirements of the Chandler Zoning Code with a neighborhood meeting being held on September 26, 2007. There were no neighbors in attendance. Staff has received no correspondence in opposition to this request.

Upon finding consistency with the General Plan and the SECAP, the Planning Commission and Staff recommend approval subject to stipulations as listed in the ordinance.

ACTION:

None

SPECIAL ORDERS OF THE DAY

- A. Mayor's Announcements:
- B. Councilmembers' Announcements:
- C. City Manager's Announcement:

