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**Chandler · Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning and Development - Staff Memo No. CC 07-324**

**DATE:** DECEMBER 26, 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 – NORTHEAST CORNER ARIZONA AVENUE & QUEEN CREEK ROAD

Request: Annexation of approximately 41 acres

Location: Northeast Corner Arizona Avenue & Queen Creek Road

Applicant: Queen Creek Commons LLC

**BACKGROUND**

The subject 41 acres, under the ownership of the listed applicant, is located at the northeast corner of Arizona Avenue and Queen Creek Road. The property is vacant and undeveloped except for a single-family residence located at its northwest corner. The residence will be removed to make way for the owners' proposed development.

**EXISTING CONDITIONS.**

The property is zoned RU- 43 and C-3 within the County. Neighboring parcels to the north and east are vacant and undeveloped. The property to the east has been annexed to the City of Chandler and has been zoned PAD for industrial development. Property to the south, across Queen Creek Road, is vacant and undeveloped. Property to the west, across Arizona Avenue is within the City of Chandler and is zoned PAD for retail commercial and single-family residential. The residential portion of the site has been developed.

The Chandler Airpark Area Plan, a land use element plan of the Chandler General Plan, designates the area for Commercial/Office/Business Park with a Light Rail Corridor Overlay District. The owner, who has also submitted an application for rezoning, intends to develop the property for commercial purposes.

**UTILITY SERVICES**

A 16" municipal water main is located within the Arizona Avenue right-of-way and a 24" sewer main is located within the Queen Creek Road right-of-way.

**STAFF COMMENTS**

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

**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**

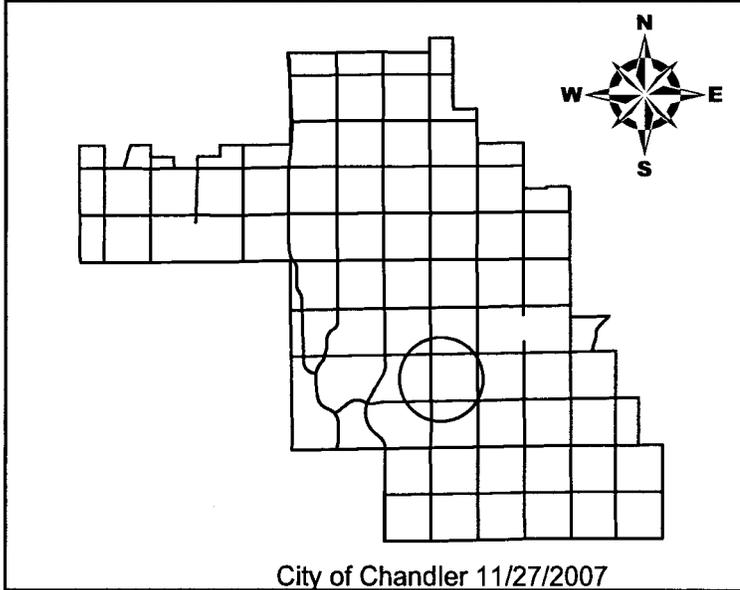
Staff, prior to bringing this annexation request back to the Chandler City Council for formal consideration and action, will stage all necessary steps and actions (i.e. land owner notifications, postings, advertising, public hearings before City Council, etc.) required to complete and adopt a City initiated (AG-1) Agricultural District and (C-3) Regional Commercial 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**

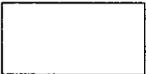
The Public Hearing regarding the proposed annexation is now open for discussion.

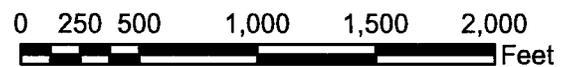
**Attachment**

1. Location Map



# Annexation Map

-  Proposed Annexation  
Northeast Corner of Arizona Avenue  
and Queen Creek Road
-  Incorporated Area
-  Unincorporated Area



**Exhibit B**