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MEMORANDUM **Planning and Development - Staff Memo No. CC 07-326**

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 – SOUTHWEST CORNER WILLIS ROAD & HAMILTON STREET ALIGNMENT

Request: Annexation of approximately 2.5 acres

Location: Southwest Corner Willis Road & Hamilton Alignment

Owner: VWP Willis, LLC

BACKGROUND

The subject property is located at the southwest corner of Willis Road and the Hamilton Street alignment. The property is presently occupied by a house, metal sheds, parking garage and other improvements that will be removed to allow for the redevelopment of the site in accordance with the owners intentions. A rezoning application has also been submitted and is currently under review by Planning Department Staff. The owner proposes to develop the property for light industrial uses.

EXISTING CONDITIONS.

The property is zoned RU- 43 within the County. Property adjoining the east side of the site is within the County and is occupied by a dairy operation. Properties to the north, south and west are within the corporate limits of the City of Chandler and are zoned PAD (Planned Area Development) for I-1 Industrial uses. The Chandler Airpark Area Plan, a land use element plan of the Chandler General Plan, designates the area “Light Industrial.”

UTILITY SERVICES

Municipal water service is available via a 12” main within the Willis Road right-of-way. Sewer service is available via a 10” main within the Willis Road right-of-way approximately 200 feet west of the Union Pacific Railroad crossing.

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

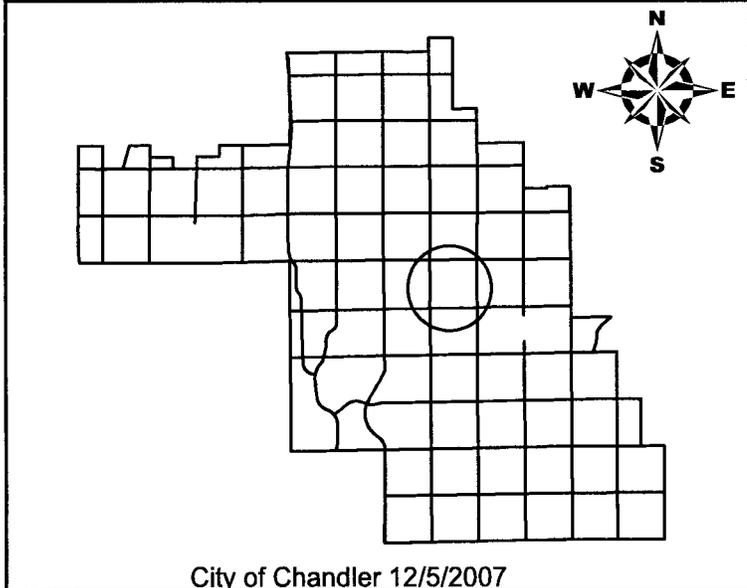
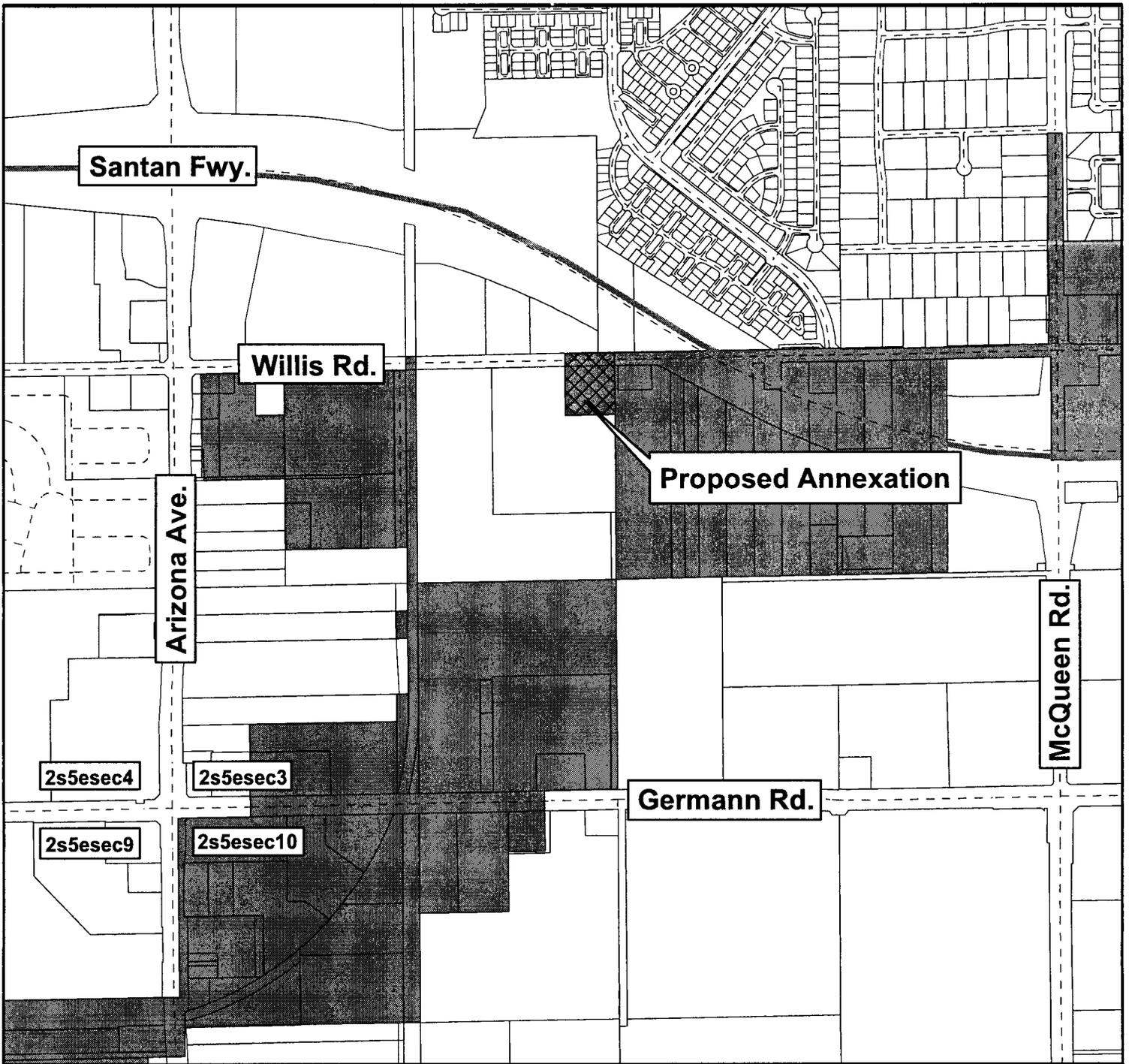
Staff, prior to bringing this annexation request back to the Chandler City Council for formal consideration and action, will stage all necessary steps and actions (i.e. land owner notifications, postings, advertising, public hearings before City Council, etc.) required to complete and adopt a City initiated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

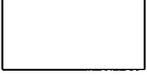
The Public Hearing regarding the proposed annexation is now open for discussion.

Attachment

1. Location Map



Annexation Map

	Proposed Annexation Southwest Corner of Willis Road and the Hamilton Road Alignment
	Incorporated Area
	Unincorporated Area

0 250 500 1,000 1,500 2,000
 Feet

Exhibit B