

PH2

FEB 14 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development - Staff Memo No. CC 08-031

DATE: JANUARY 24, 2008

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 SOUTHEAST CORNER ARIZONA AVENUE AND WILLIS ROAD

Request: Annexation of approximately 11 acres

Location: East of the Southeast Corner of Arizona Avenue and Willis Road

Owner: Siebe & Eileen Hamstra

BACKGROUND

The subject property, owned by Siebe & Eileen Hamstra, is located East of the Southeast Corner of Arizona Avenue and Willis Road. The 11-acre parcel is undeveloped with the exception of an existing vacated single family home located in it's northwest corner along the Willis Road frontage. The house will be removed when the property is developed. The owner proposes to develop the property for a business park.

EXISTING CONDITIONS.

The property is zoned RU-43 within the County. Surrounding and/or adjacent parcel status is as follows: North – City of Chandler existing PAD Retail Commercial Center; East – City of Chandler existing PAD Industrial; South – County RU-43 Agricultural; West – County RU-43 Agricultural and City of Chandler AG-1 Agricultural. The Chandler Airpark Area Plan, a Land Use Element of the Chandler General Plan, designates the area as Commercial/Office/Business Park with a Light Rail Corridor Overlay.

CC MEMO 08-031

January 24, 2008

Pg. 2 of 2

UTILITY SERVICES

Existing municipal water service (12") and sewer service (10") mains are located within the Willis 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

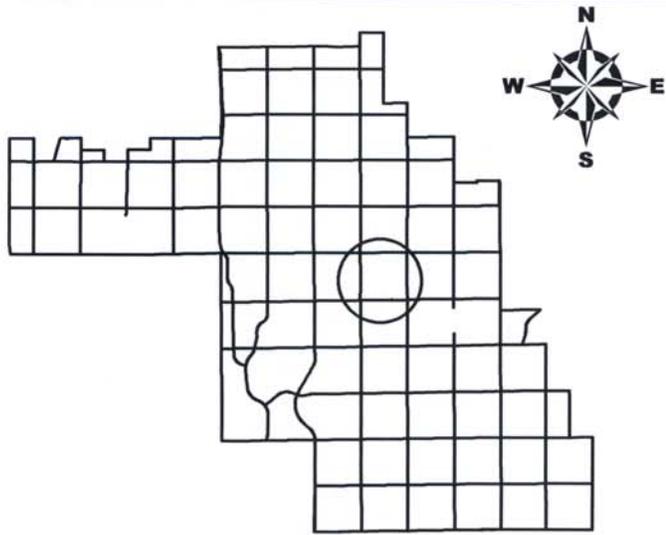
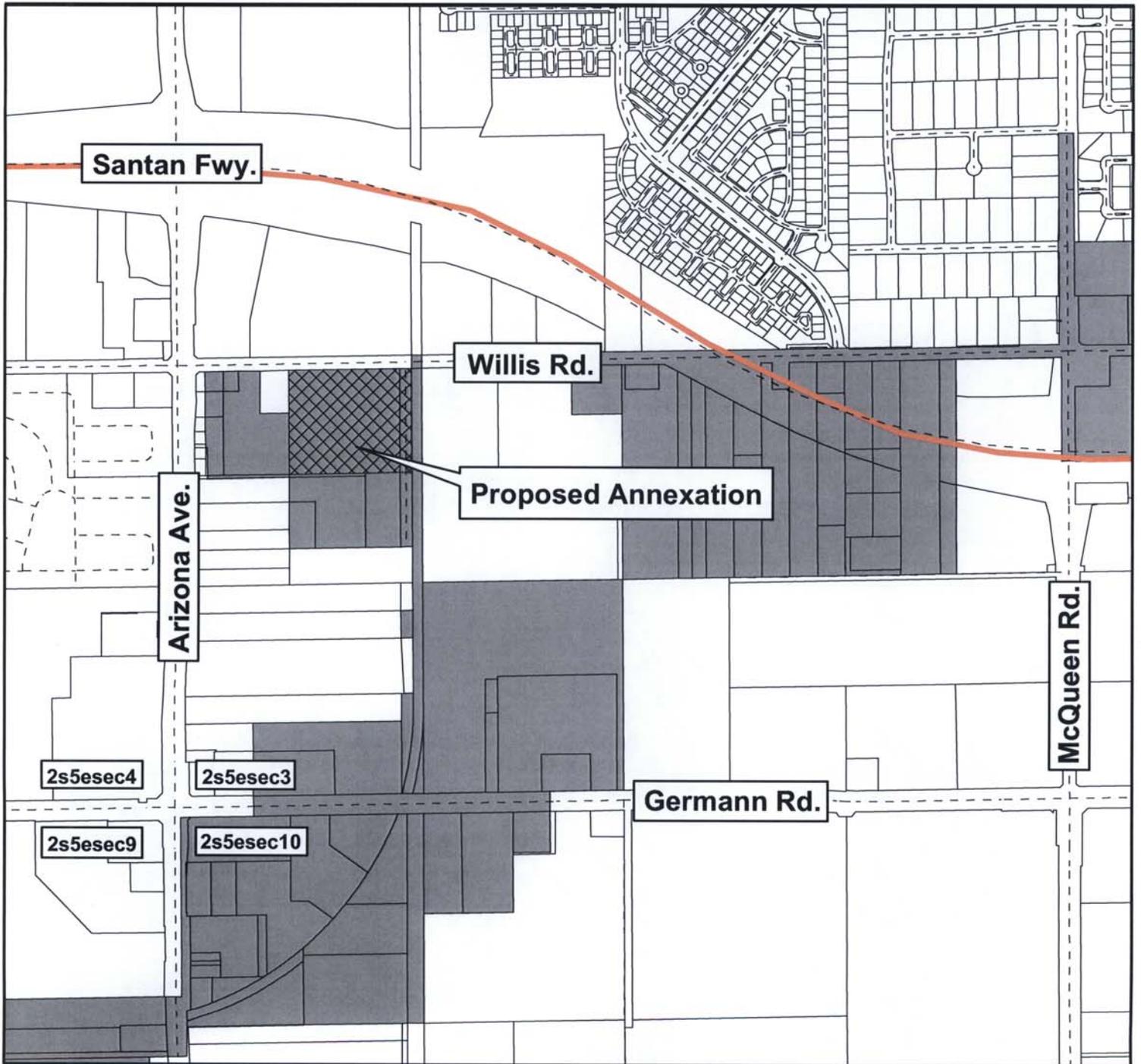
Staff, prior to bringing this annexation request back to the Chandler City Council for formal consideration and action, will stage all necessary steps and actions (i.e. land owner notifications, postings, advertising, public hearings before City Council, etc.) required to complete and adopt a City initiated AG-1 Agricultural District zoning designation over the property. Such zoning would be scheduled to occur at the City Council Meeting 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 Southeast Corner
of Arizona Avenue and Willis Road
-  **Incorporated Area**
-  **Unincorporated Area**



Exhibit B