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FEB 28 2008



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

**MEMORANDUM                      Planning and Development - Staff Memo No. CC 08-044**

**DATE:**            FEBRUARY 13, 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 – NORTHEAST CORNER ARIZONA AVENUE & QUEEN CREEK ROAD  
                         Introduction and Tentative Adoption of Ordinance No. 4025

Request:            Annexation of approximately 41 acres

Location:           Northeast Corner Arizona Avenue & Queen Creek Road

Applicant:           Queen Creek Commons LLC

**SUMMARY / RECOMMENDATION**

The City Council Held a public hearing on this requested annexation on January 17, 2008. Staff has received the original signed petition from the property owner. The request has been processed in compliance with State Statutes governing annexations. Staff recommends approval.

**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

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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**

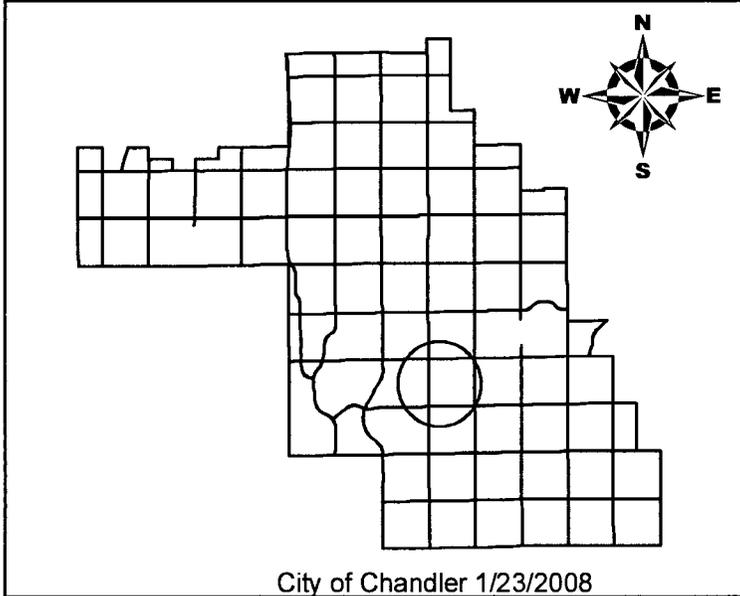
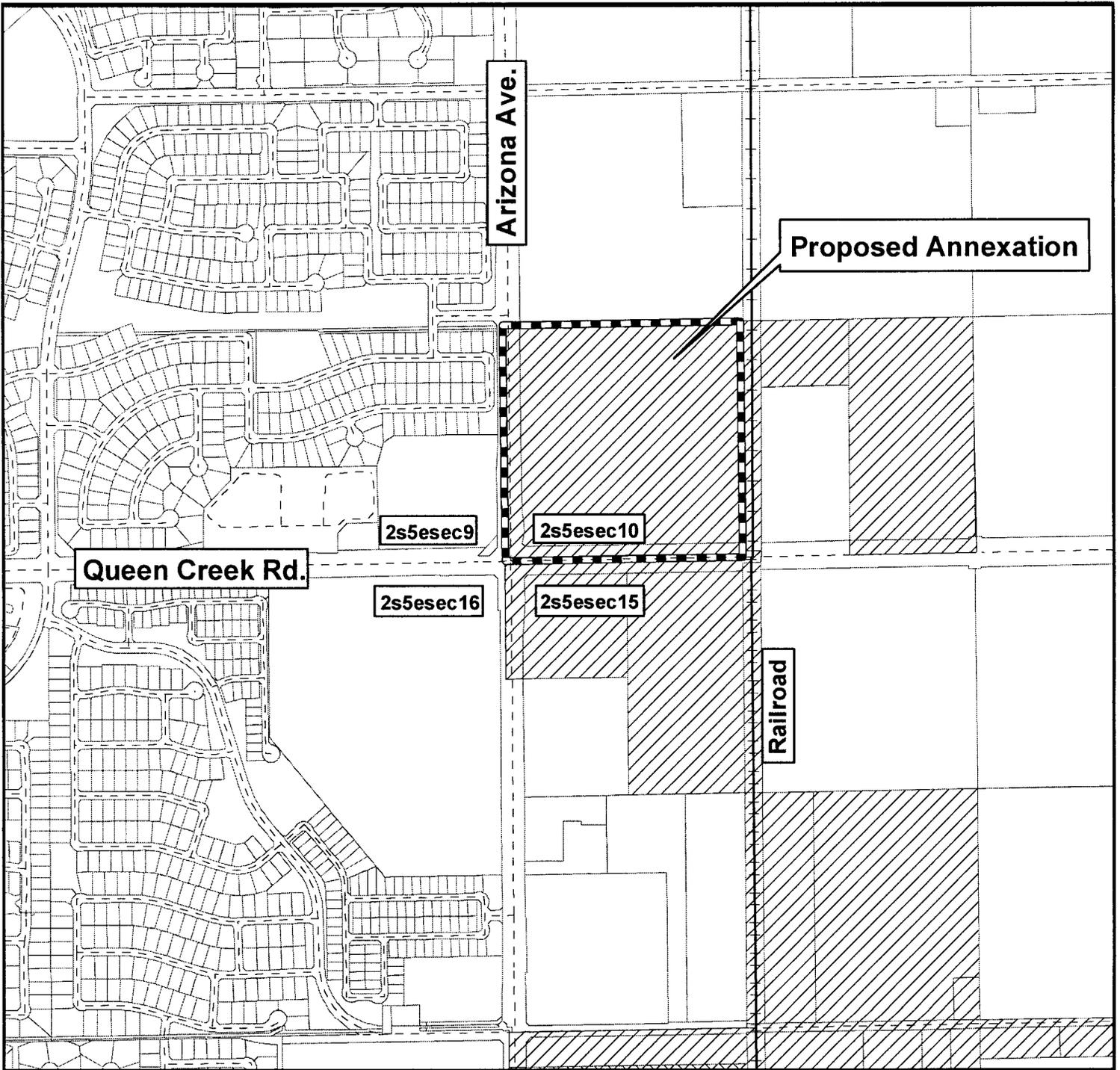
A 16" municipal water main is located within the Arizona Avenue right-of-way and a 24" sewer main is located within the Queen Creek Road right-of-way.

#### **PROPOSED MOTION**

Move to Introduce and Tentatively Adopt Ordinance No. 4025 annexing approximately 41 acres of land described in said Ordinance, also known as the Northeast Corner of Arizona Avenue and Queen Creek Road.

#### **Attachment**

1. Location Map
2. Ordinance No. 4025

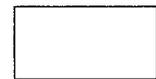


# Annexation Map

**Ordinance No. 4025**



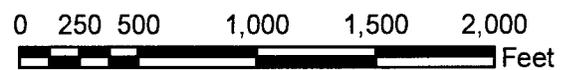
**Proposed Annexation**  
Northeast Corner of Arizona Avenue  
and Queen Creek Road



**Incorporated Area**



**Unincorporated Area**



**Exhibit B**

ORDINANCE NO. 4025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF CHANDLER, MARICOPA COUNTY, STATE OF ARIZONA, (NORTHEAST CORNER ARIZONA AVENUE AND QUEEN CREEK ROAD) PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF CHANDLER.

WHEREAS, a petition has been presented in writing to the City Council of the City of Chandler, Arizona, signed by the property owners of at least one-half of the value of the real and personal property as would be subject to taxation by the City of Chandler in the event of annexation and by more than one-half of the property owners within the territory and land hereinafter described as shown by the last assessment of said property, said territory being contiguous to the City of Chandler and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed to the City of Chandler so as to embrace the same; and

WHEREAS, a blank petition was filed on December 20, 2007 with the County Recorder, that a Public Hearing was held on January 17, 2008 after proper notice was given, that the thirty day waiting period ended on January 20, 2008 and that the petition was circulated thereafter and signed on February 11, 2008; and,

WHEREAS, the City Council of the City of Chandler, Arizona, is desirous of complying with said petition and extending and increasing the corporate limits of the City of Chandler to include said territory; and,

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed by the City of Chandler and had attached thereto at all times an accurate map of the territory desired to be annexed; and,

WHEREAS, no additions or alterations increasing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and/or personal property in such territory; and,

WHEREAS, no alterations decreasing the territory sought to be annexed have been made and therefore the territory to be annexed is the territory hereinafter described; and

WHEREAS, proper and sufficient certification and proof and the foregoing facts are now on file in the Office of the City Clerk of the City of Chandler, Arizona, together with the original petition referred to herein;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION 1. That the following described territory be and the same hereby is annexed to the City of Chandler and that the present corporate limits be and the same hereby are extended and increased to include the following described territory contiguous to the present City limits:

The southwest quarter of the southwest quarter of Section 10, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona.

Together with the east 33 feet of the southeast quarter of the southeast quarter of Section 9, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona.

Containing 40.9681 Acres, or 1,784,569 square feet of land, more or less.

SECTION 2. Upon adoption of this annexation ordinance, and in no event for longer than six (6) months after the effective date of this annexation ordinance, the county zoning for said property shall continue in effect, unless and until the City of Chandler has established City zoning for said property.

SECTION 3. The Clerk of this City is hereby instructed to file and record a copy of this Ordinance, together with an accurate map of said annexed territory, certified by the Mayor of said City, in the Office of the County Recorder of Maricopa County, Arizona.

SECTION 4. The Planning and Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4025 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2008, and that a quorum was present thereat.

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

*GAW*

\_\_\_\_\_  
CITY CLERK

PUBLISHED: