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FEB 28 2008



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

**MEMORANDUM                      Planning and Development - Staff Memo No. CC 08-042**

**DATE:**                      FEBRUARY 12, 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 – SOUTHWEST CORNER WILLIS ROAD & HAMILTON STREET ALIGNMENT  
                                    Introduction and Tentative Adoption Ordinance No. 4023

Request:                      Annexation of approximately 2.5 acres

Location:                      Southwest Corner Willis Road & Hamilton Alignment

Owner:                        VWP Willis, 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 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.” The property is not under an aircraft noise contour or within a designated flood plain.

**UTILITY SERVICES**

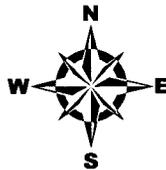
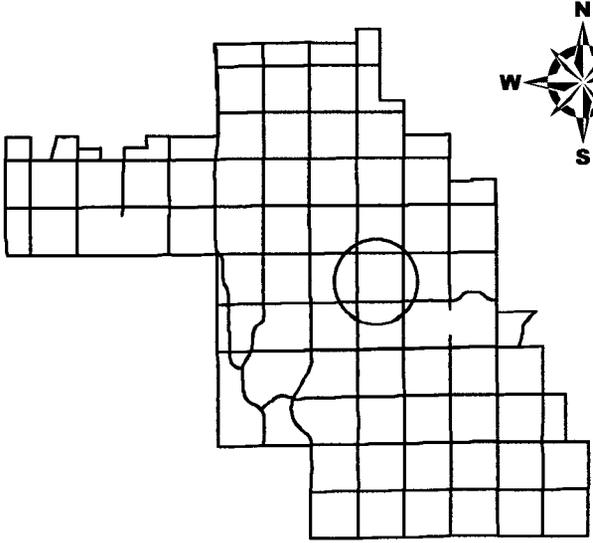
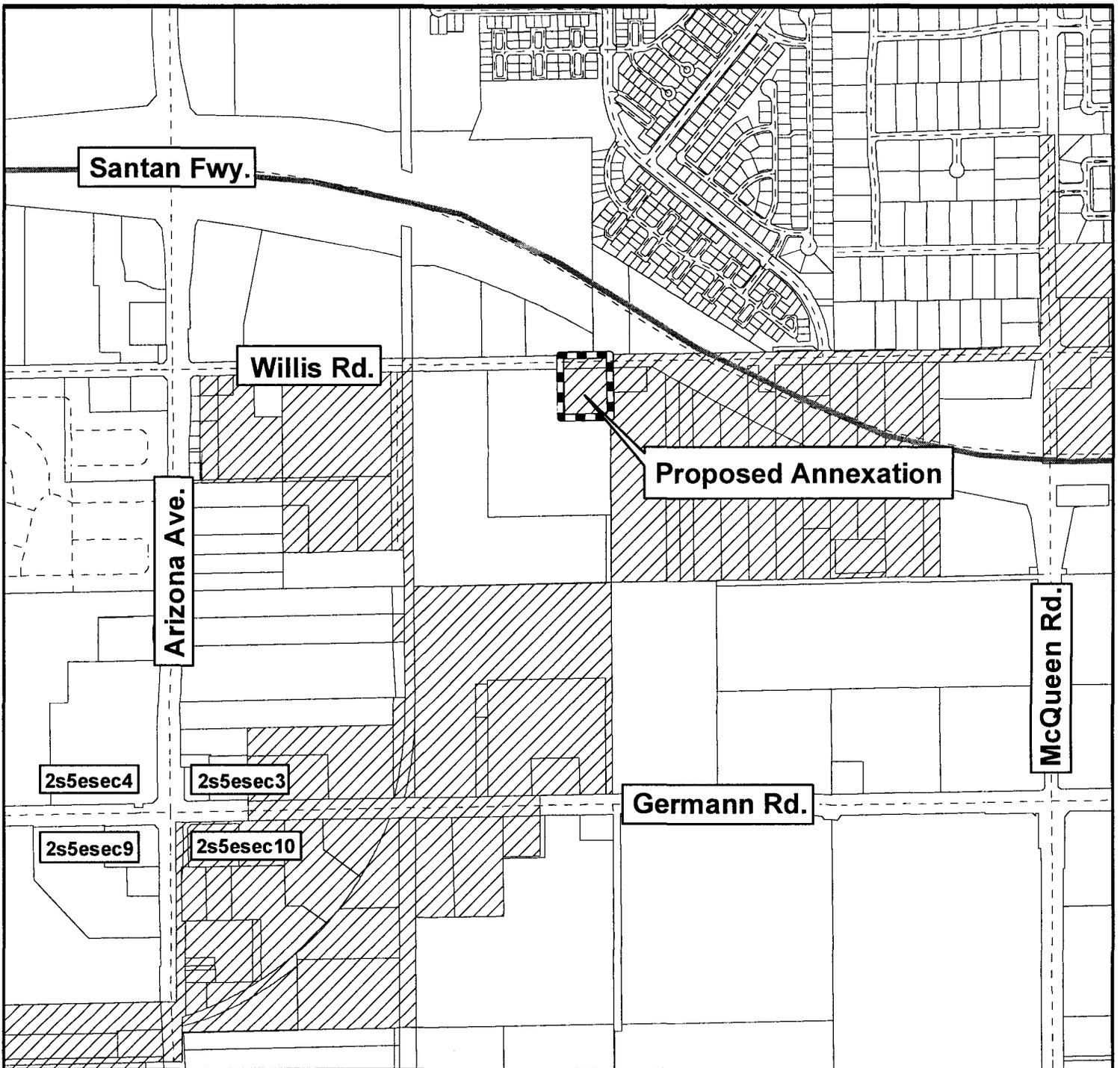
Municipal water service is available via a 12” main within the Willis Road right-of-way. Sewer service is available via a 10” main within the Willis Road right-of-way approximately 200 feet west of the Union Pacific Railroad crossing.

**PROPOSED MOTION**

Move to Introduce and Tentatively Adopt Ordinance No. 4023 annexing approximately 2.5 acres of land described in said Ordinance, also known as the Southwest Corner of Willis Road & Hamilton Street Alignment.

**Attachments**

1. Location Map
2. Ordinance No. 4023



# Annexation Map

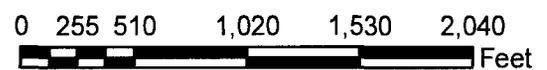
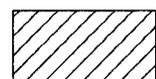
**Ordinance No. 4023**

**Proposed Annexation**

Southwest Corner of Willis Road  
and the Hamilton Road Alignment

**Incorporated Area**

**Unincorporated Area**



**Exhibit B**

ORDINANCE NO. 4023

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, (SWC WILLIS RD. & HAMILTON ALIGNMENT) 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 12, 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:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND 1/2" REBAR WITH CAP #19809, FOUND AT THE CENTER OF SAID SECTION 3, FROM WHICH A BRASS CAP IN HANDHOLE AT THE SOUTH QUARTER CORNER OF SAID SECTION 3 BEARS, SOUTH 00 DEGREES 02 MINUTES 24 SECONDS WEST, A DISTANCE OF 2649.02 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 24 SECONDS WEST, ALONG THE NORTH SOUTH MID-SECTION LINE OF SAID SECTION 3, A DISTANCE OF 333.00 FEET, TO A POINT ON THE NORTHERLY PROPERTY LINE OF A PROPERTY DESCRIBED IN DEED NUMBER 2007-0923941, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 20 MINUTES 36 SECONDS WEST, ALONG SAID NORTHERLY PROPERTY LINE, A DISTANCE OF 300.00 FEET, TO A POINT ON THE EASTERLY PROPERTY OF SAID PROPERTY DESCRIBED IN DEED NUMBER 2007-0923941;

THENCE NORTH 00 DEGREES 02 MINUTES 24 SECONDS EAST, ALONG SAID EASTERLY PROPERTY LINE, A DISTANCE OF 373.00 FEET, TO A POINT ON THE NORTH RIGHT OF WAY OF WILLIS ROAD;

THENCE NORTH 89 DEGREES 20 MINUTES 36 SECONDS EAST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 300.00 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 24 SECONDS WEST, LEAVING SAID NORTH RIGHT OF WAY, A DISTANCE OF 40.00 FEET, TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

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. 4023 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 *GAB*

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

PUBLISHED: