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Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 08-011c

DATE: FEBRUARY 27, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: DVR07-0060 NORTHEAST CORNER OF QUEEN CREEK ROAD AND ARIZONA AVENUE

Introduction and tentative adoption of Ordinance No. 4016

Request: The establishment of initial city zoning of Agricultural District (AG-1) and Regional Commercial (C-3)

Location: Northeast corner of Queen Creek Road and Arizona Avenue

Project Info: Approximately 36-acre site

Applicant: City of Chandler

Owner: ASV Family Limited Partnership

RECOMMENDATION

The request is to establish the initial city zoning as a part of and follow up to the City's Annexation process. Upon finding the request to be consistent with the General Plan, Planning Commission and Staff recommend approval.

BACKGROUND

The request is to establish the initial city zoning of Agricultural District (AG-1) and Regional Commercial (C-3) on an approximately 36-acre site located at the northeast corner of Queen Creek Road and Arizona Avenue. Adoption of an annexation Ordinance authorizes the City to initiate a zoning action as required by State Statutes to adopt and establish an initial city zoning classification upon the newly annexed property. This request, initiated by Staff, serves to simply

establish the site with a zoning designations of AG-1 (Agricultural District) and C-3 (Regional Commercial), which are most comparable to the site's previous County zoning designations of Rural-43 and C-3. The subject site is a single parcel with two different zoning designations, as illustrated on the attached Maricopa County Zoning Map. The city zoning districts will follow the same boundaries as the existing County zoning. The approval of this zoning action ensures that any future development on the site shall occur in conformance with City standards.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

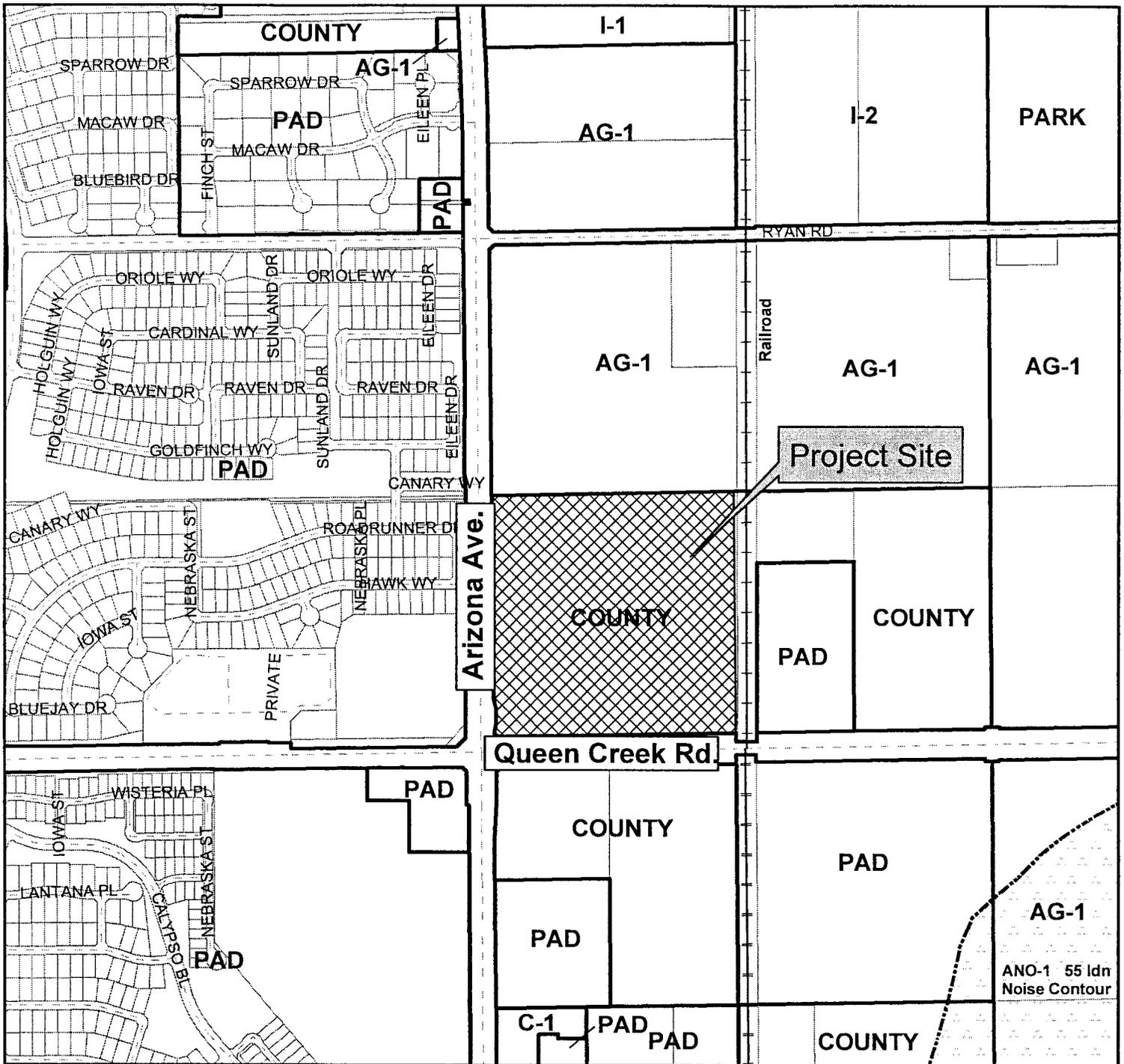
Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the establishment of initial city zoning of AG-1 (Agricultural District) and C-3 (Regional Commercial) on an approximately 36-acre site located at the northeast corner of Queen Creek Road and Arizona Avenue.

PROPOSED MOTION

Motion to introduce and tentatively adopt Ordinance No. 4016 approving the establishment of initial city zoning of AG-1 (Agricultural District) and C-3 (Regional Commercial) on an approximately 36-acre site in case DVR07-0060 NORTHEAST CORNER OF QUEEN CREEK ROAD AND ARIZONA AVENUE, as recommended by Planning Commission and Staff.

Attachments

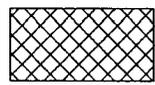
1. Vicinity Map
2. Proposed Zoning Map
3. Existing County Zoning
4. Ordinance No. 4016



Arizona Ave.

Project Site

Vicinity Map



DVR07-0060

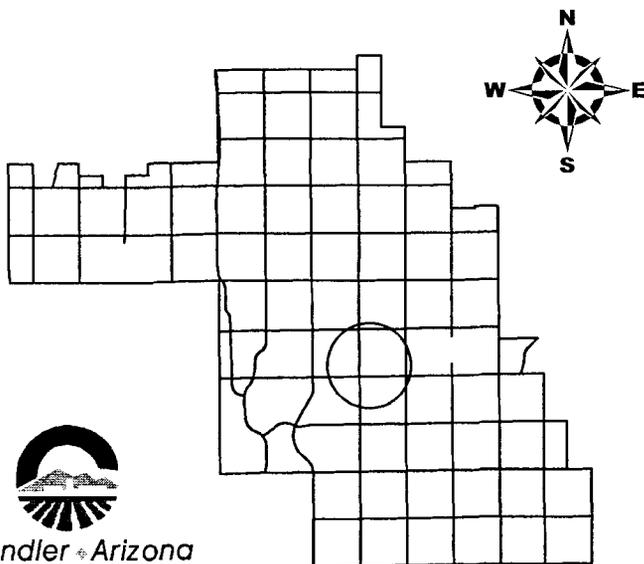
**Northeast Corner of Arizona Avenue and Queen Creek Road-
City Initiative**



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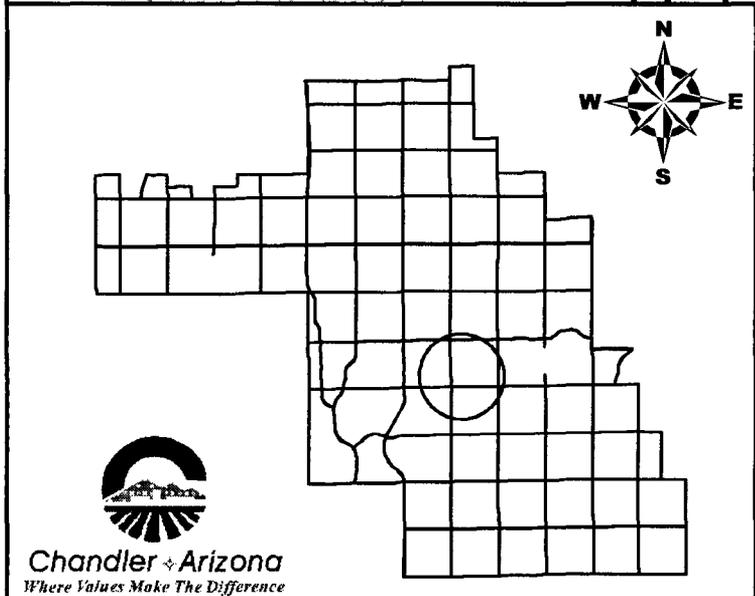
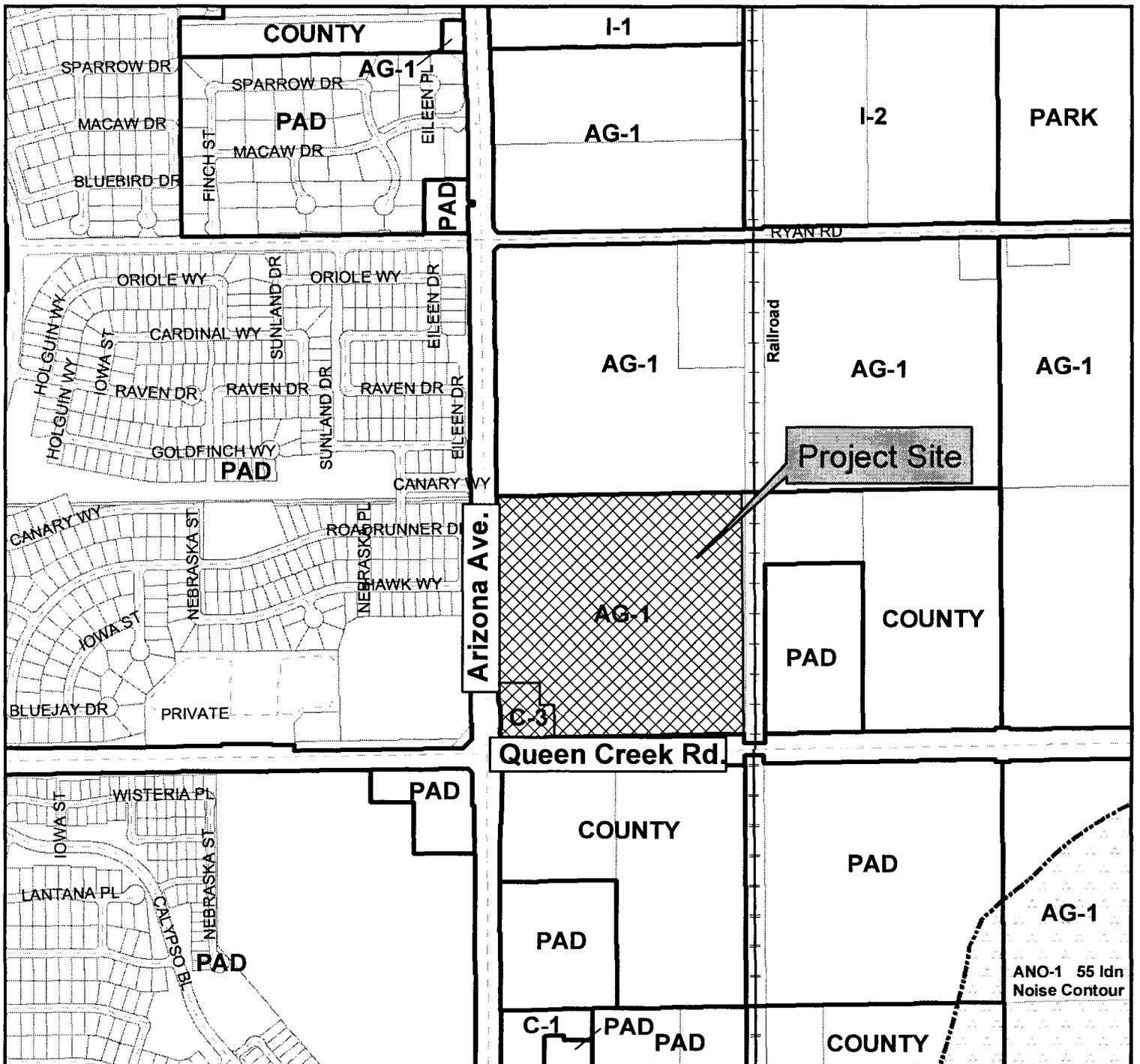


Vicinity Map



DVR07-0060

Northeast Corner of Arizona Avenue and Queen Creek Road-City Initiative



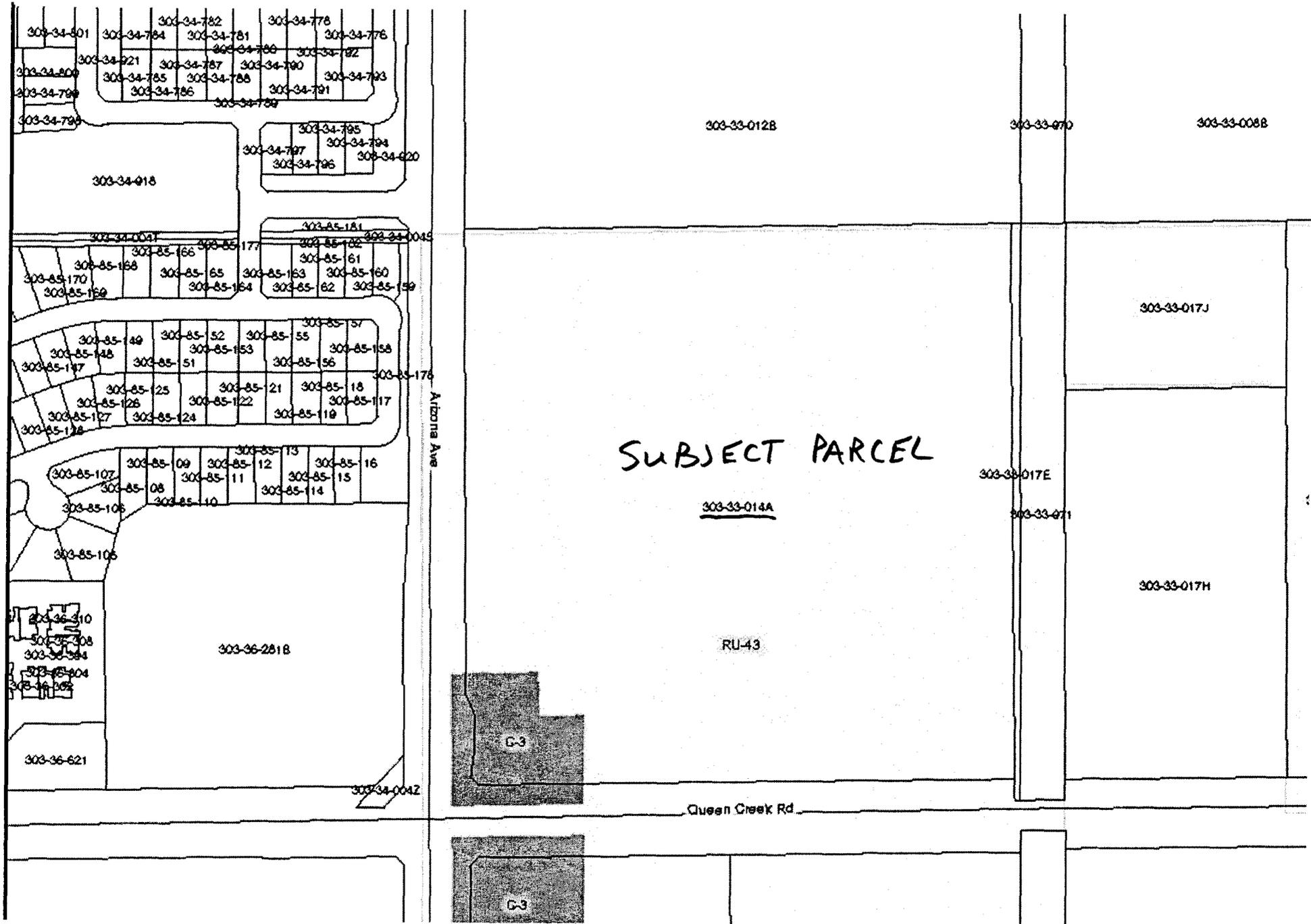
Vicinity Map



DVR07-0060

**Proposed
City Initiative Zoning Districts**

CITY OF CHANDLER 1/11/2008



ORDINANCE NO. 4016

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL DISTRICT (AG-1) AND REGIONAL COMMERCIAL (C-3) (DVR07-0060 NORTHEAST CORNER OF QUEEN CREEK ROAD AND ARIZONA AVENUE) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

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

SECTION I. Legal Description of Property:

See Attachment 'A'

Said parcel is hereby zoned Agricultural District (AG-1) and Regional Commercial (C-3).

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & 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. 4016 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.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *6AB*

PUBLISHED: