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MEMORANDUM **Planning and Development – CC Memo No. 08-012c**

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: DVR07-0061 SOUTHWEST CORNER OF WILLIS & HAMILTON ROADS
 Introduction and tentative adoption of Ordinance No. 4017

Request: The establishment of initial city zoning of Agricultural District (AG-1)

Location: Southwest corner of Willis Road and the future Hamilton Road alignment, approximately ½ mile east of Arizona Avenue

Project Info: Approximately 2-acre site

Applicant: City of Chandler

Owner: ViaWest Properties

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) on an approximately 2-acre site located at the southwest corner of Willis Road and the future Hamilton Road alignment, approximately ½ mile east of 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 designation of AG-1 (Agricultural District), which is most comparable to the site's previous County zoning designation of Rural-43. The approval of this zoning action insures 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

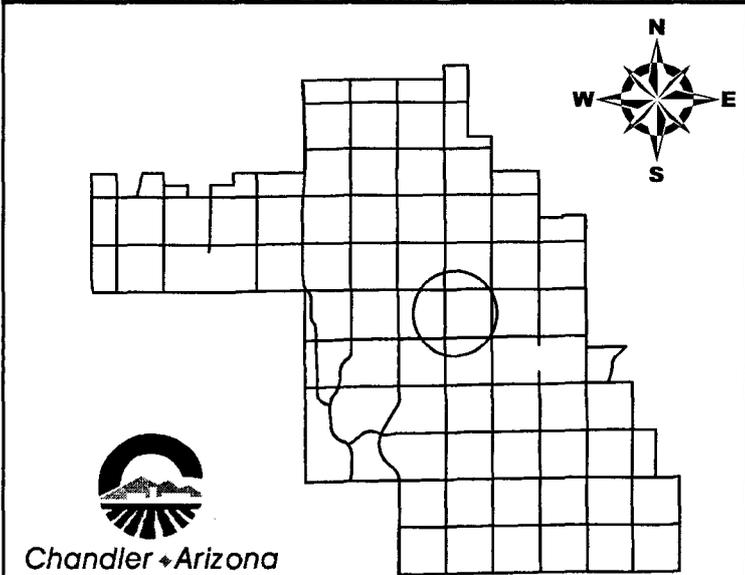
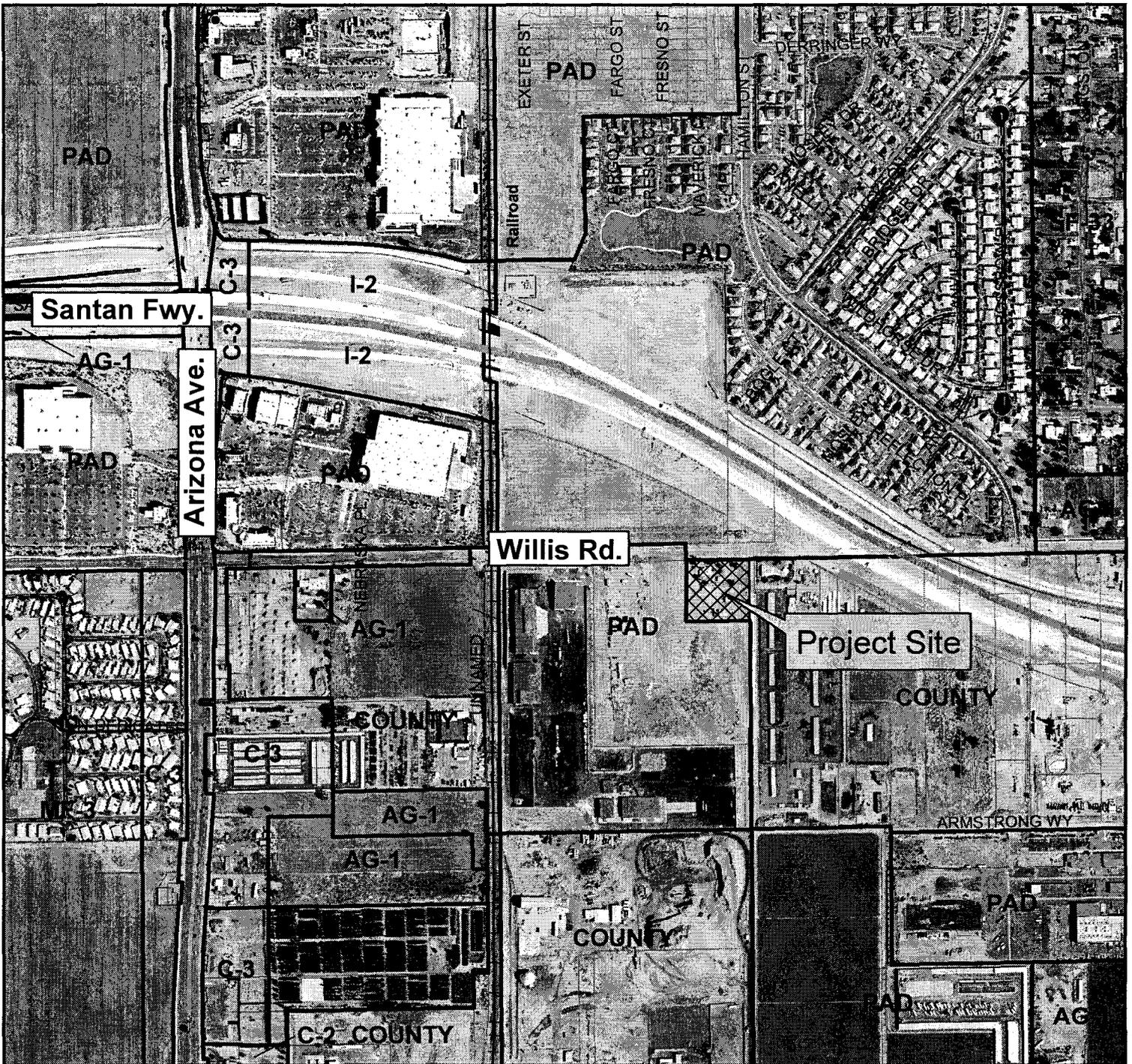
Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the establishment of initial city zoning of AG-1 (Agricultural District) on an approximately 2-acre site located at the southwest corner of Willis Road and the future Hamilton Road alignment.

PROPOSED MOTION

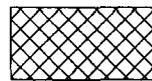
Motion to introduce and tentatively adopt Ordinance No. 4017 approving the establishment of initial city zoning of AG-1 (Agricultural District) on an approximately 2-acre site in case DVR07-0061 SOUTHWEST CORNER OF WILLIS & HAMILTON ROADS, as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Ordinance No. 4017



Vicinity Map



DVR07-0061

**Southwest Corner of Willis Road
and Hamilton Road-
City Initiative**

ORDINANCE NO. 4017

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) (DVR07-0061 SOUTHWEST CORNER OF WILLIS & HAMILTON ROADS) 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).

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.

LEGAL DESCRIPTION:

APN 303-28-006C

That part of the Northeast quarter of the Southwest quarter of Section 3, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Center of said Section 3;

THENCE South $00^{\circ}02'24''$ West, along the North-South Mid-Section line, a distance of 333.00 feet;

THENCE South $89^{\circ}21'30''$ West, a distance of 300.00 feet;

THENCE North $00^{\circ}02'24''$ East, a distance of 333.00 feet;

THENCE North $89^{\circ}21'30''$ East, a distance of 300.00 feet, to the TRUE POINT OF BEGINNING;

EXCEPT the North 40 feet thereof.