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MEMORANDUM **Planning and Development - Staff Memo No. CC 08-046**

DATE: MARCH 19, 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 – SOUTHEAST CORNER OF COOPER AND CHANDLER
 HEIGHTS ROADS
 Introduction and Tentative Adoption Ordinance No. 3990

Request: Annexation of approximately 9.5 acres

Location: Southeast Corner of Cooper and Chandler Heights Roads.

Applicant: Joshua and Monique Amerine, Tom Inman

SUMMARY / RECOMMENDATION

The City Council held a public hearing on this requested annexation on October 25, 2007. 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, created through the combination of four separate existing parcels of record under the ownership of the three applicants listed above, is located at the southeast corner of Cooper and Chandler Heights Roads. One of the four existing parcels contains a single-family residence that will be removed when the property is developed. The other three parcels are vacant.

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EXISTING CONDITIONS

The property is zoned RURAL - 43 within the County. The Southeast Chandler Area Plan, a land use element plan of the Chandler General Plan, designates the area as a "Rural/Agrarian Character" area. The development intention for the property is Garden Office Condominiums.

UTILITY SERVICES

Municipal water (16") and sewer service (18") mains are located within the Chandler Heights Road right-of-way and a water service main (16") is located within the Cooper Road right-of-way.

PROPOSED MOTION

Move to Introduce and Tentatively Adopt Ordinance No. 3990 annexing approximately 9.5 acres of land described in said Ordinance, also known as the Southeast Corner of Cooper and Chandler Heights Roads.

Attachments

1. Ordinance No. 3990
2. Location Map

ORDINANCE NO. 3990

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, (SOUTHEAST CORNER OF COOPER & CHANDLER HEIGHTS ROADS) 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 September 26, 2007 with the County Recorder, that a Public Hearing was held on October 25, 2007 after proper notice was given, that the thirty day waiting period ended on November 25, 2007 and that the petition was circulated thereafter and signed on March 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:

Parcel No. 1

The west half of the northwest quarter of the northwest quarter of the northwest quarter of Section 25, Township 2 South, Range 5 East of the Salt River Base and Meridian, Maricopa County, Arizona.

Parcel No. 2

The north half of the north half of the west half of the southwest quarter of the northwest quarter of the northwest quarter of Section 25, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel No. 3

The south half of the north half of the west half of the southwest quarter of the northwest quarter of the northwest quarter of Section 25, Township 2 south, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel No. 4

The north 264.98 feet of the following described property:
The east half of the southwest quarter of the northwest quarter of the northwest quarter of Section 25, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

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

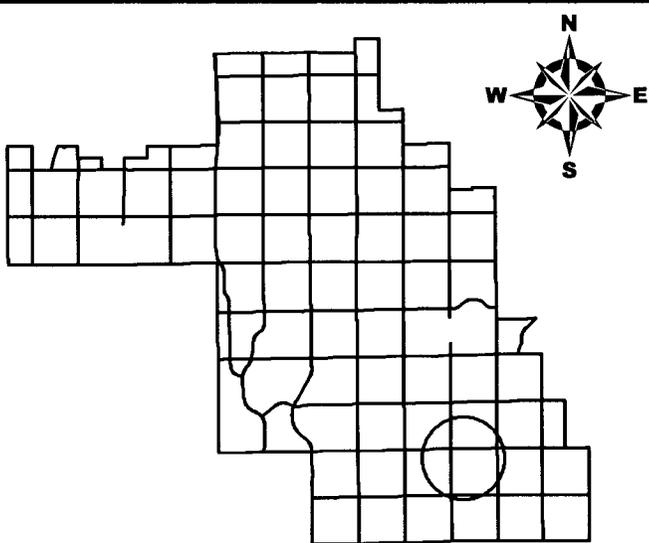
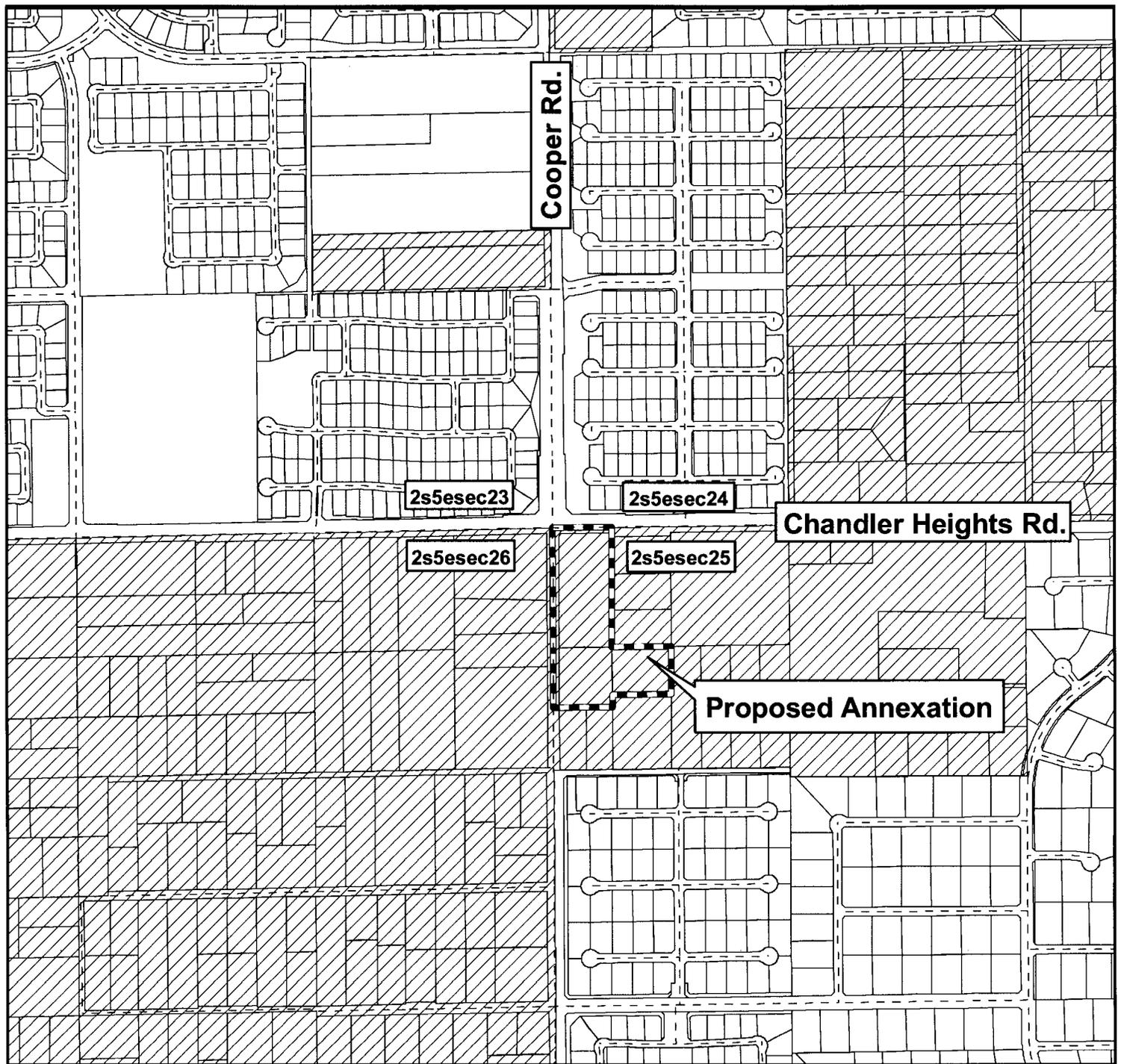
I HEREBY CERTIFY that the above and foregoing Ordinance No. 3990 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2008, and that a quorum was present thereat.

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

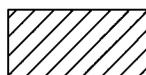
CITY CLERK

PUBLISHED:



Annexation Map

Ordinance No. 3990

-  **Proposed Annexation**
Southeast Corner of Cooper Road
and Chandler Heights Road
-  **Incorporated Area**
-  **Unincorporated Area**

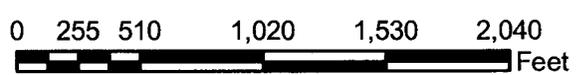


Exhibit B