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MEMORANDUM

Planning and Development – CC Memo No. 08-082b

DATE: APRIL 18, 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: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: DVR08-0010 NORTHEAST CORNER OF ARIZONA AVENUE AND RIGGS ROAD

Introduction and tentative adoption of Ordinance No. 4040

Request: The establishment of initial city zoning of General Industrial District (I-2)

Location: Northeast Corner of Arizona Avenue and Riggs Road

Project Info: Approximately 35 acres

Applicant: City of Chandler

Owner: CTW-Riggs Gateway, LLC

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 General Industrial District (I-2) on approximately 35 acres located at the northeast corner of Arizona Avenue and Riggs Road. 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 General Industrial District (I-2), which is comparable to the site's previous County zoning designation of Light Industrial (IND-2). The approval of this zoning action insures that any future development on the site shall occur in conformance with City standards.

The owner's intention, stated within his application for rezoning, is to develop the property as a retail commercial center. The owner's request for rezoning; including his proposed Preliminary Development Plan, will be submitted to the Planning and Zoning Commission and City Council, upon the completion of Staff review and recommendation.

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

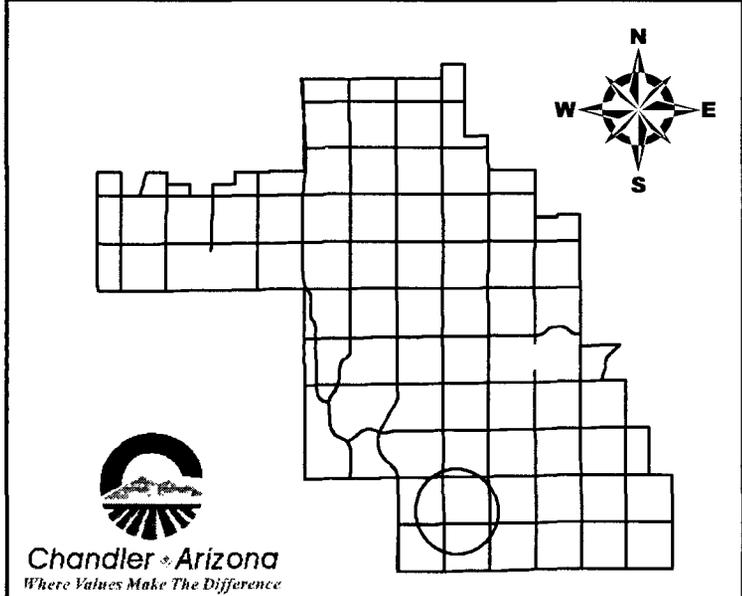
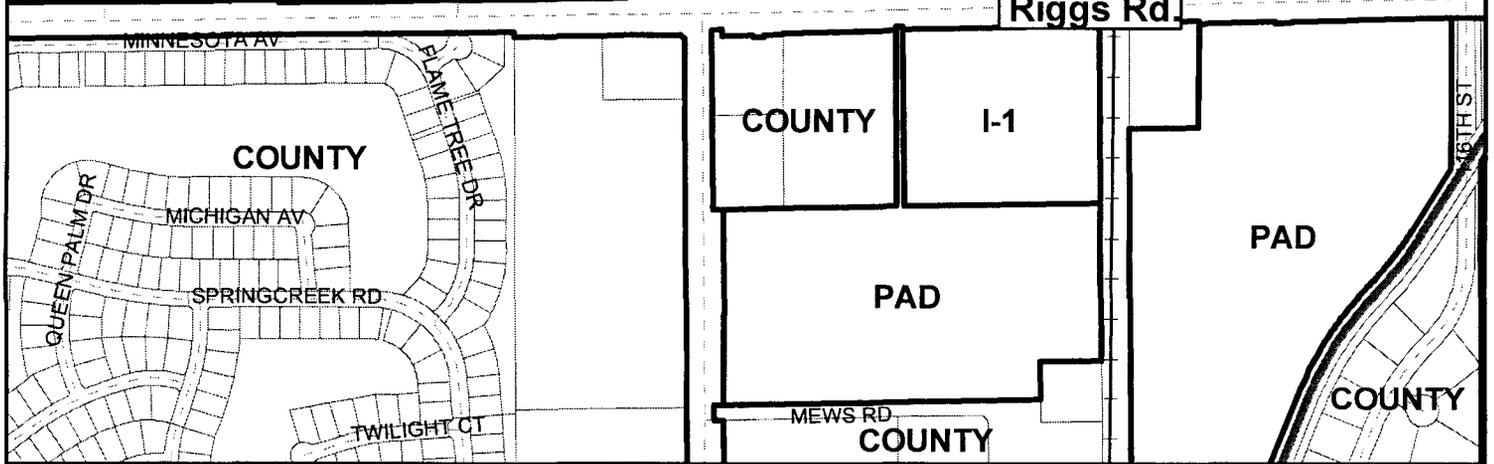
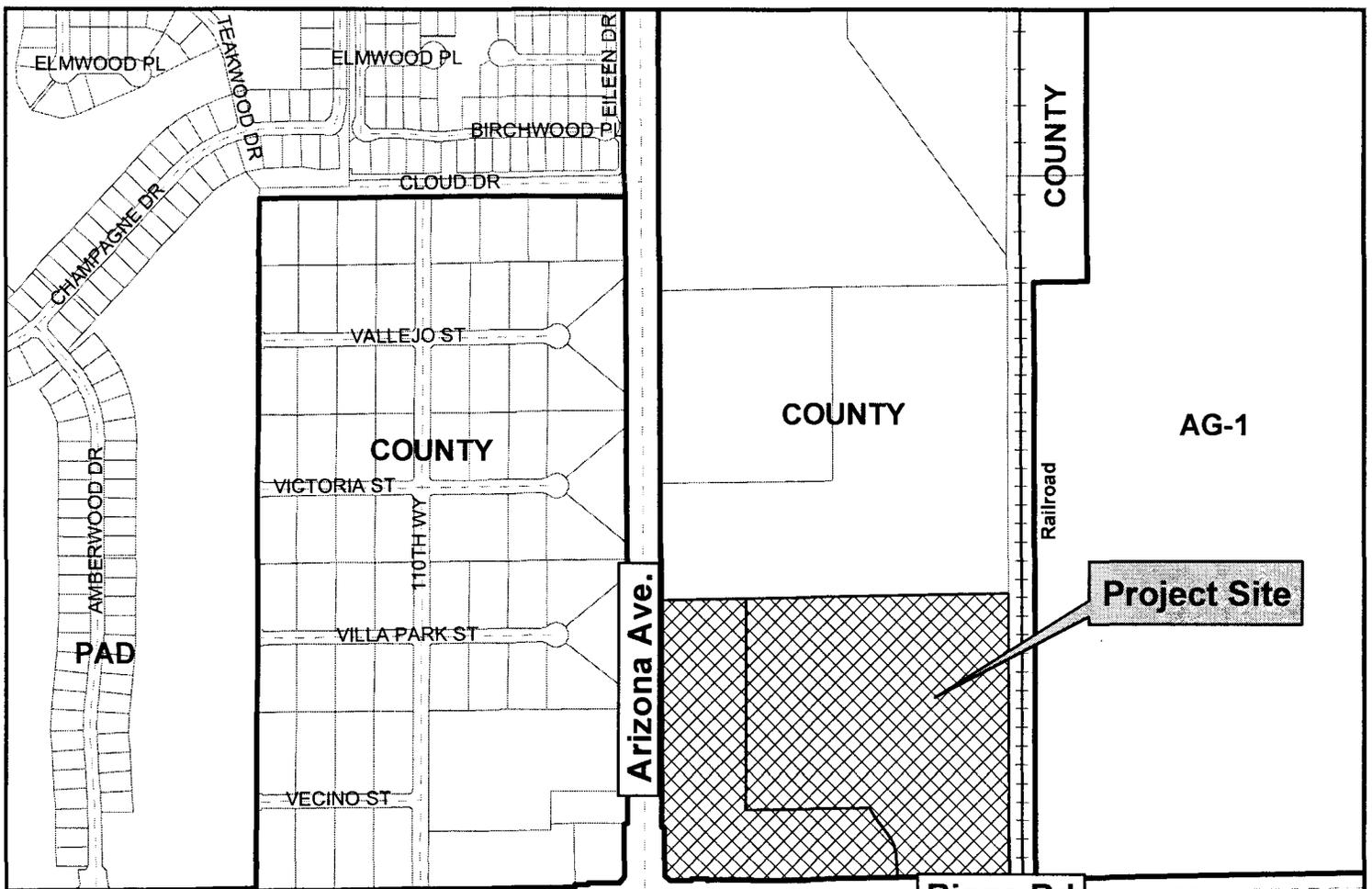
Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the establishment of an initial city zoning designation of General Industrial District (I-2) on approximately 35 acres located at the northeast corner of Arizona Avenue and Riggs Road.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 4040 approving DVR08-0010 NORTHEAST CORNER OF ARIZONA AVENUE AND RIGGS ROAD as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Ordinance No. 4040



Vicinity Map

DVR08-0010

**Northeast Corner of Arizona Avenue and Riggs Road-
City Initiative**

CITY OF CHANDLER 3/13/2008

ORDINANCE NO. 4040

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF GENERAL INDUSTRIAL DISTRICT (I-2) (DVR08-0010 NORTHEAST CORNER OF ARIZONA AVENUE AND RIGGS ROAD) 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:

Parcel 1

A parcel of land located within the Southwest Quarter of Section 27, Township 2 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Southwest corner of section 27, being a brass cap in a handhole, from which the West Quarter corner of Section 27 bears North 00° 17'44" West, a distance of 2640.94 feet;

Thence North 00°17'44" West, along the West line the Southwest Quarter of Section 27, a distance of 1,103.64 feet;

Thence North 88°53'02" East, departing said West line, a distance of 1,355.17 feet to the Westerly right-of-way line of the Union Pacific Railroad;

Thence South 00°15'46" East, along said right-of-way, a distance of 1,103.65 feet to the South line of the Southwest Quarter of Section 27;
Thence South 88°53'02" West, departing said right-of-way and along said South line, a distance of 1,354.54 feet to the Point of Beginning and containing 1,495,122 square feet or 34.32 acres, more or less.

Parcel 2A

A parcel of land being a portion of the Southwest Quarter of Section 27, Township 2 South, Range 5 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southwest corner of said Section 27;
Thence North 88 degrees 53 minutes 02 seconds East a distance of 1354.49 along the South line of said Section 27 to the Point of Beginning;
Thence North 00 degrees 15 minutes 46 seconds West a distance of 65.00 feet to the North right-of-way line of Riggs Road and West right-of-way line of the Southern Pacific Railroad;
Thence North 88 degrees 53 minutes 02 seconds East a distance of 100.00 feet along said North right-of-way line and parallel with the South line of said Section 27 to a point on the East right-of-way line of the Southern Pacific Railroad;
Thence South 00 degrees 15 minutes 46 seconds East a distance of 65.00 feet along said East right-of-way line of the Southern Pacific Railroad to a point on the South line of said Section 27;
Thence South 88 degrees 53 minutes 02 seconds West a distance of 100.00 feet along the South line of said Section 27 to the Point of Beginning and containing 6,499.36 square feet or 0.15 acres more or less.

Parcel 2B

A parcel of land being a portion of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said Section 34;
Thence North 88 degrees 53 minutes 02 seconds East a distance of 1354.49 along the North line of said Section 34 to the Point of Beginning;
Thence South 00 degrees 15 minutes 46 seconds East a distance of 65.00 feet to the South right-of-way line of Riggs Road and West right-of-way line of the Southern Pacific Railroad;
Thence North 88 degrees 53 minutes 02 seconds East a distance of 100.00 feet along said South right-of-way line and parallel with the North line of said

Section 34 to a point on the East right-of-way line of the Southern Pacific Railroad;

Thence North 00 degrees 15 minutes 46 seconds West a distance of 65.00 feet along said East right-of-way line of the Southern Pacific Railroad to a point on the North line of said Section 34;

Thence South 88 degrees 53 minutes 02 seconds West a distance of 100.00 feet along the North line of said Section 34 to the Point of Beginning and containing 6,499.36 square feet or 0.15 acres more or less.

Said properties are hereby zoned General Industrial (I-2).

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. 4040 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 G.A.B

PUBLISHED: