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JUL 31 2008



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

**MEMORANDUM**                      **Planning & Development - CC Memo No. 08-137**

**DATE:**            JULY 17, 2008

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER *WP*  
                         DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR *DB*  
                         JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR  
                         KEVIN MAYO, ACTING PLANNING MANAGER *KM*

**FROM:**            RON MARTIN, INTERIM PLANNER *KM RM*

**SUBJECT:**        ANNEXATION – EAST OF THE SOUTHEAST CORNER OF COOPER ROAD AND CHANDLER HEIGHTS ROAD

Request:            Annexation of approximately 29.6 acres

Location:           East of the southeast corner of Cooper Road and Chandler Heights Road

Applicant:           Chandler Heights Road Investment Group LLC

**BACKGROUND**

The subject property, an aggregation of nine various sized parcels, owned by Chandler Heights Road Investment Group LLC, et al, is located east of the southeast corner of Cooper and Chandler Heights Roads. Four of the nine parcels contain existing owner occupied residences, which are to be incorporated into the applicant's plan to develop the property into a custom home single-family residential community.

**EXISTING CONDITIONS**

The property is zoned RU-43 within the County. Surrounding and/or adjacent parcel status is as follows: North – Maricopa County RU-43; East – City of Chandler PAD Single-family Residential; South – City of Chandler SF-33 Single-family Residential; West – Maricopa County RU-43. The Southeast Chandler Area Plan, a Land Use Element of the Chandler General Plan, does envision the development of stand-alone subdivisions or small residential enclaves within this designated "Rural/Agrarian Character" area when suitable parcels are found.

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**UTILITY SERVICES**

Existing municipal water service (16") and sewer service (18") mains are located within the Chandler Heights Road right-of-way.

**STAFF COMMENTS**

Staff circulated this request among City Departments and received no negative comments relative to the property's annexation.

**RECOMMENDATION**

Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

**FUTURE ACTIONS**

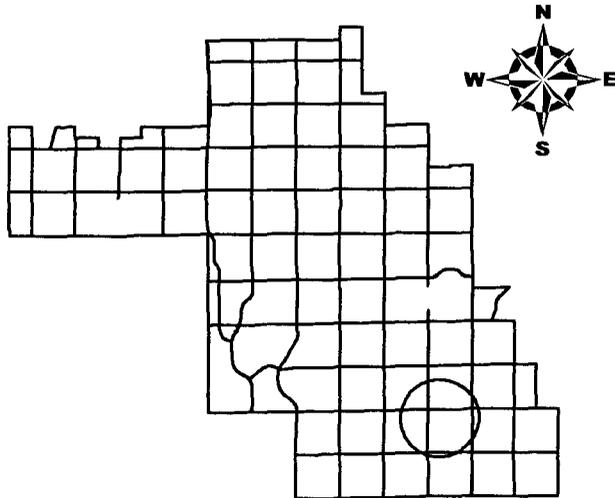
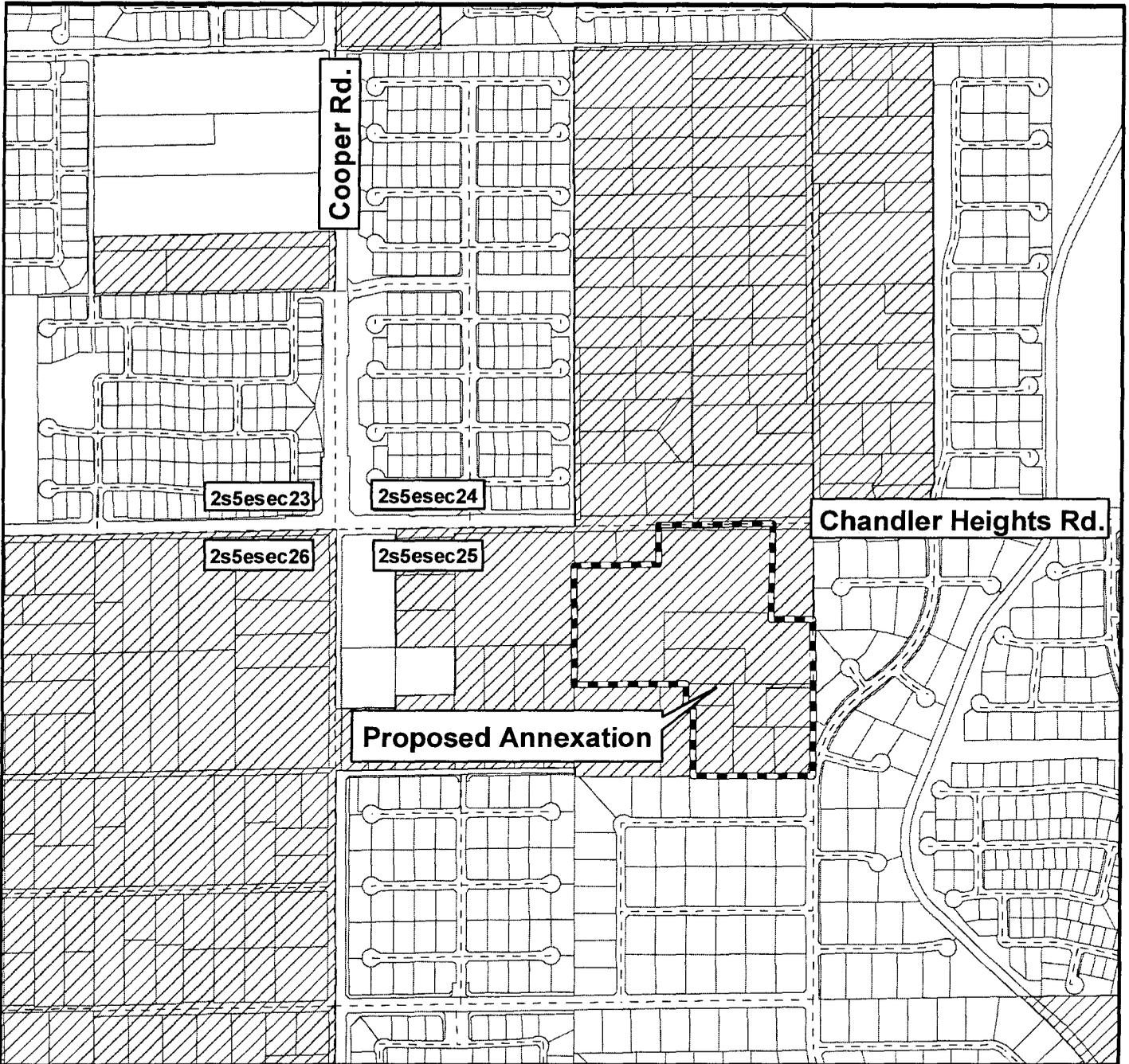
Staff, prior to bringing this annexation request back to the Chandler City Council for formal consideration and action, will stage all necessary steps and actions (i.e. land owner notifications, postings, advertising, public hearings before City Council, etc.) required to complete and adopt a City initiated AG-1 Agricultural District zoning designation over the property. Such zoning would be scheduled to occur at the City Council meeting subsequent to the conclusion of the annexation process.

**MAYOR'S STATEMENT**

The Public Hearing regarding the proposed annexation is now open for discussion.

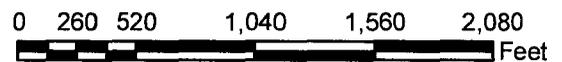
**Attachment**

1. Location Map



# Annexation Map

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



## Exhibit B