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SEP 11 2008



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MEMORANDUM **Planning and Development – CC Memo No. 08-170**

DATE: AUGUST 25, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER 
 JEFF KURTZ, ACTING PLANNING AND DEVELOPMENT DIRECTOR 

FROM: KEVIN MAYO, ACTING PLANNING MANAGER 

SUBJECT: DVR08-0025 1850 E. QUEEN CREEK ROAD
 Introduction and Tentative Adoption of Ordinance No. 4097

Request: Rezoning from Agricultural District (AG-1) to Airport District (AP-1)

Location: 1850 E. Queen Creek Road
 West of the northwest corner of Cooper and Queen Creek Roads

Project Info: Approximately 35.7-acres

Owner: City of Chandler

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Chandler Airpark Area Plan (CAAP), Planning Commission and Staff recommend approval.

BACKGROUND

The City of Chandler requests that the property be rezoned from Agricultural District (AG-1) to Airport District (AP-1) to allow airport related uses on property adjacent to and surrounding the south side of the Chandler Municipal Airport. The rezoning request includes a single 35.7-acre parcel owned by the City of Chandler and includes right-of-way for a portion of the Queen Creek Road alignment. The parcel is surrounded to the north and west by additional parcels owned by the City of Chandler, zoned AP-1, as part of the airport. To the east is a vacant parcel with a rezoning request for an airport related business park. South of Queen Creek Road is the existing rural-residential neighborhood Twin Acres.

The AP-1 zoning district provides for aircraft operations, air services, and related commercial uses for all portions of land comprising the Chandler Municipal Airport as owned or leased by the City of Chandler. The zoning district boundaries are intended to coincide exactly with the property lines of those parcels owned by the City for airport operations and is not intended as a rezoning classification to be sought by or to be applicable to private interests for off-airport parcels or uses.

Staff supports the rezoning, as the parcel is owned by the City of Chandler and intended for City airport related uses. The AP-1 zoning district will establish certain development standard requirements consistent with those on other City owned airport property.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 7 Opposed: 0

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on 06/17/08 at the Chandler Municipal Airport. Approximately 6 neighboring property owners attended the meeting. No property owners offered any opposition to the request.

At the time of this writing, Staff has not received any letters or phone calls from citizens in opposition to the request.

RECOMMENDED ACTION

Upon finding consistency with the General Plan and Chandler Airpark Area Plan, Planning Commission and Staff recommend approval of the rezoning.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 4097 approving DVR08-0025 1850 E. QUEEN CREEK ROAD rezoning from AG-1 to AP-1, as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Ordinance No. 4097
3. Chandler Airpark Area Plan



Queen Creek Rd.

Cooper Rd.

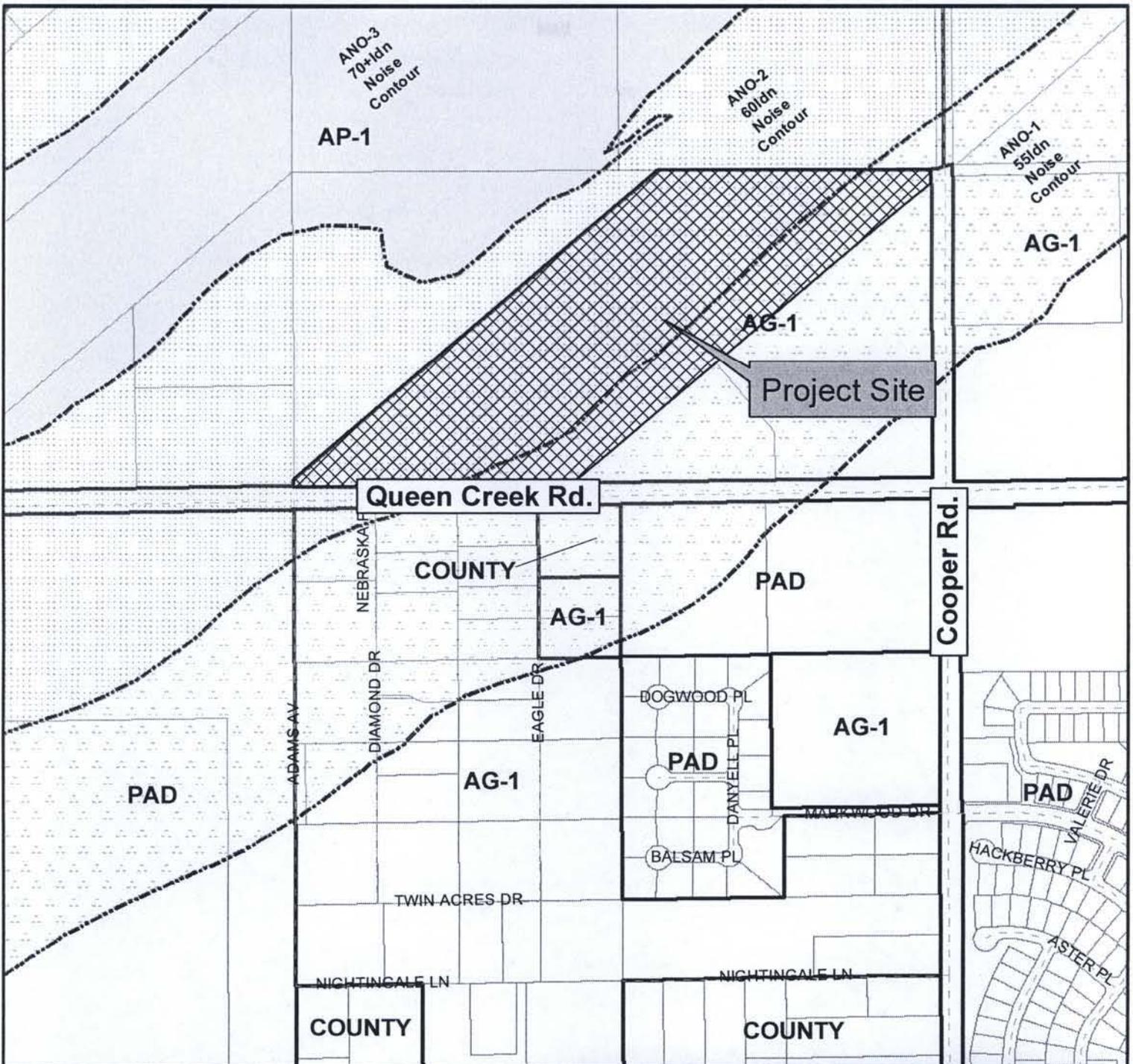
Project Site

Vicinity Map

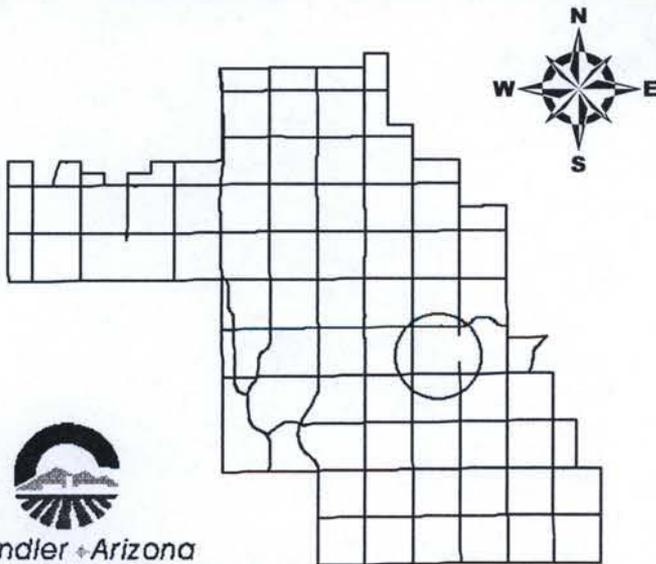


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1850 E. Queen Creek Rd.

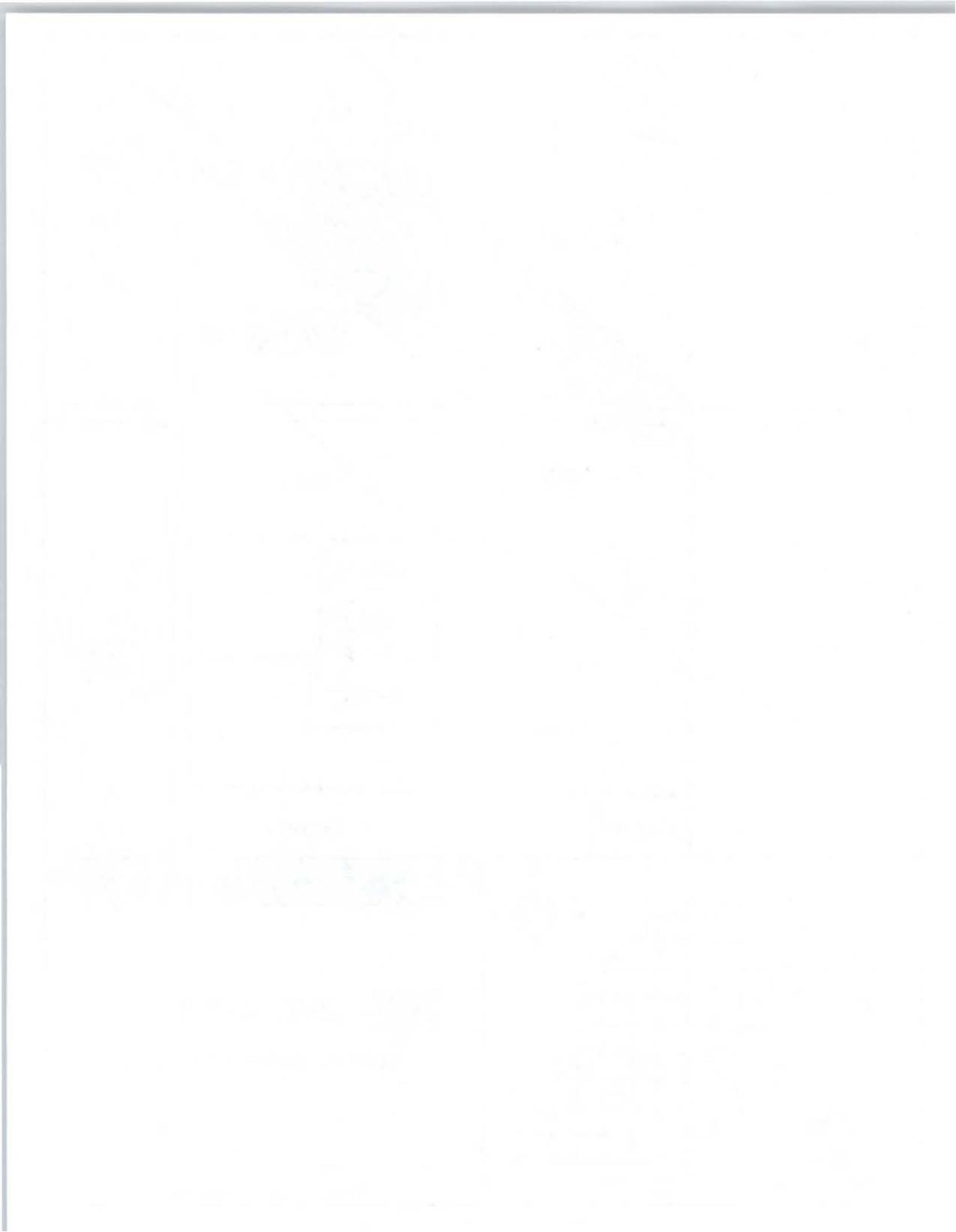


Vicinity Map



DVR08-0025

1850 E. Queen Creek Rd.



ORDINANCE NO. 4097

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) TO AIRPORT DISTRICT (AP-1) (DVR08-0025 1850 E. QUEEN CREEK 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:

That portion of the South half of the Southeast quarter of Section 11, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the South quarter corner of Said Section 11; thence North 00 degrees 14 minutes 27 seconds West along the West line of said Southeast quarter a distance of 88.91 feet;
Thence North 49 degrees 39 minutes 54 seconds East 1939.59 feet to a point on the North line of said South half;
Thence South 89 degrees 11 minutes 00 seconds East a distance of 1107.01 feet (record) (North 89 degrees 11 minutes 00 seconds East a distance of 1107.47

feet measured) along said North line to a point on the West line of the East 55 feet of said Southeast quarter;
Thence South 01 degrees 18 minutes 20 seconds East (record) (South 01 degrees 16 minutes 59 seconds East measured) along said West line a distance of 59.17 feet;
Thence South 49 degrees 39 minutes 54 seconds West 1897.62 feet to a point on the North line of the South 55 feet of said Southeast quarter;
Thence South 00 degrees 53 minutes 21 seconds East 55 feet to a point on the South line of said Southeast quarter;
Thence South 89 degrees 06 minutes 39 seconds West along said South line a distance of 1140.25 feet to the POINT OF BEGINNING.

Said parcel is hereby rezoned from Agricultural District (AG-1) to Airport District (AP-1) to allow airport related uses on City-owned property adjacent to and surrounding the south side of the Chandler Municipal Airport.

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. 4097 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 *GAB*

PUBLISHED:

This map is only one portion of the complete and final Chandler Airport Area Plan produced by BRW and adopted by the Chandler City Council on November 5, 1998. This map is not exclusive information regarding Chandler's Airport Area Plan and should not be viewed as such. The complete Chandler Airport Area Plan document contains detailed information and descriptions of each land use category as well as more information about the land use, transportation, infrastructure and economic development planned for this area.

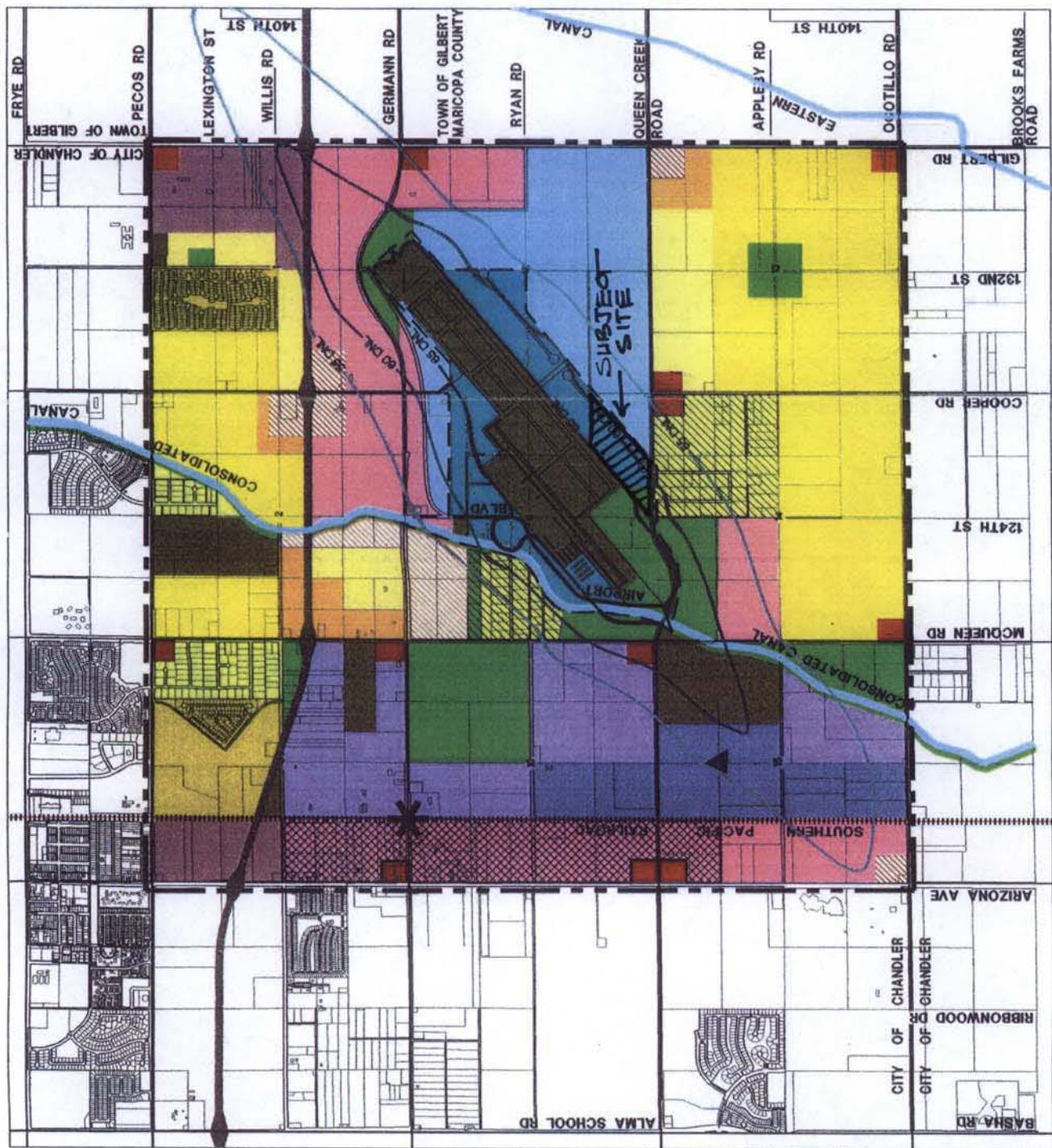
CHANDLER AIRPARK Area Plan

FINAL LAND USE PLAN

	PR (0-15 D.U. PER ACRE) 300 ACRES
	LD (16-25 D.U. PER ACRE) 100 ACRES
	LMOR (26-35 D.U. PER ACRE) 240 ACRES
	MDR (36-45 D.U. PER ACRE) 200 ACRES
	HR (46-55 D.U. PER ACRE) 150 ACRES
	NEIGHBORHOOD COMMERCIAL 10 ACRES
	COMMUNITY COMMERCIAL 75 ACRES
	REGIONAL COMMERCIAL 250 ACRES
	SPECIAL USE COMMERCIAL 300 ACRES
	COMMERCIAL/OFFICE/BUSINESS PARK 840 ACRES
	LIGHT INDUSTRIAL 80 ACRES
	INDUSTRIAL 250 ACRES
	COMMERCIAL/OFFICE/BUSINESS PARK (TRAVEL ACCESS) 440 ACRES
	ASTROSPACE INDUSTRY (PSO) 27 ACRES
	PUBLIC / SEMI-PUBLIC FACILITIES 470 ACRES
	PARKS AND OPEN SPACE 600 ACRES
	TRANSITIONAL OVERLAY ZONE (TO ANY COMMERCIAL USE) 250 ACRES
	FLIGHT CORPUS OVERLAY POTENTIAL (UNDEVELOPED) 250 ACRES
	FUTURE TRANSIT CENTER
	POTENTIAL FUTURE TRANSIT RAILYARD
	LOOP 202 SANTAN FREEWAY TENTATIVE ALIGNMENT
	NOISE CONTOUR 55
	NOISE CONTOUR 60
	NOISE CONTOUR 65 OR GREATER
	AIRPORT BOUNDARY
	STUDY AREA BOUNDARY AND AIRPORT OVERLAY DISTRICT

NOTES:
 DNL IS THE AVERAGE DAY/NIGHT NOISE LEVEL
 DURING THE HOURS 0600-2200 HOURS
 2020 LEVELS
 SOURCE: SWR 89-04

GRAPHIC SCALE
 0 500 1000 2000
 FEET (IN FEET)
 1 inch = 500.0 FT



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