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FEB 26 2009



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

**MEMORANDUM                      Planning and Development – CC Memo No. 09-016**

**DATE:**            FEBRUARY 10, 2009

**TO:**                MAYOR AND CITY COUNCIL

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

*[Handwritten initials and signatures: WMP, JK, KA for BW]*

**FROM:**            ERIK SWANSON, CITY PLANNER

**SUBJECT:**        DVR08-0041 THE GROVE BIBLE CHURCH  
                         Introduction and Tentative Adoption of Ordinance No. 4134

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

**Location:**            North of the northeast corner of Gilbert and Queen Creek Roads

**Project Info:**        Approximate 20-acre site

**Applicant:**            City of Chandler

**Owner:**              Canyon Ridge Bible Church, Inc.

**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 20-acre site located north of the northeast corner of Gilbert and Queen Creek Roads. 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). The approval of this zoning action insures

that any future development on the site shall occur in conformance with City standards. This property is currently being utilized as a church campus.

**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: 5    Opposed: 0    Absent: 2 (Irby, Rivers)

**RECOMMENDED ACTION**

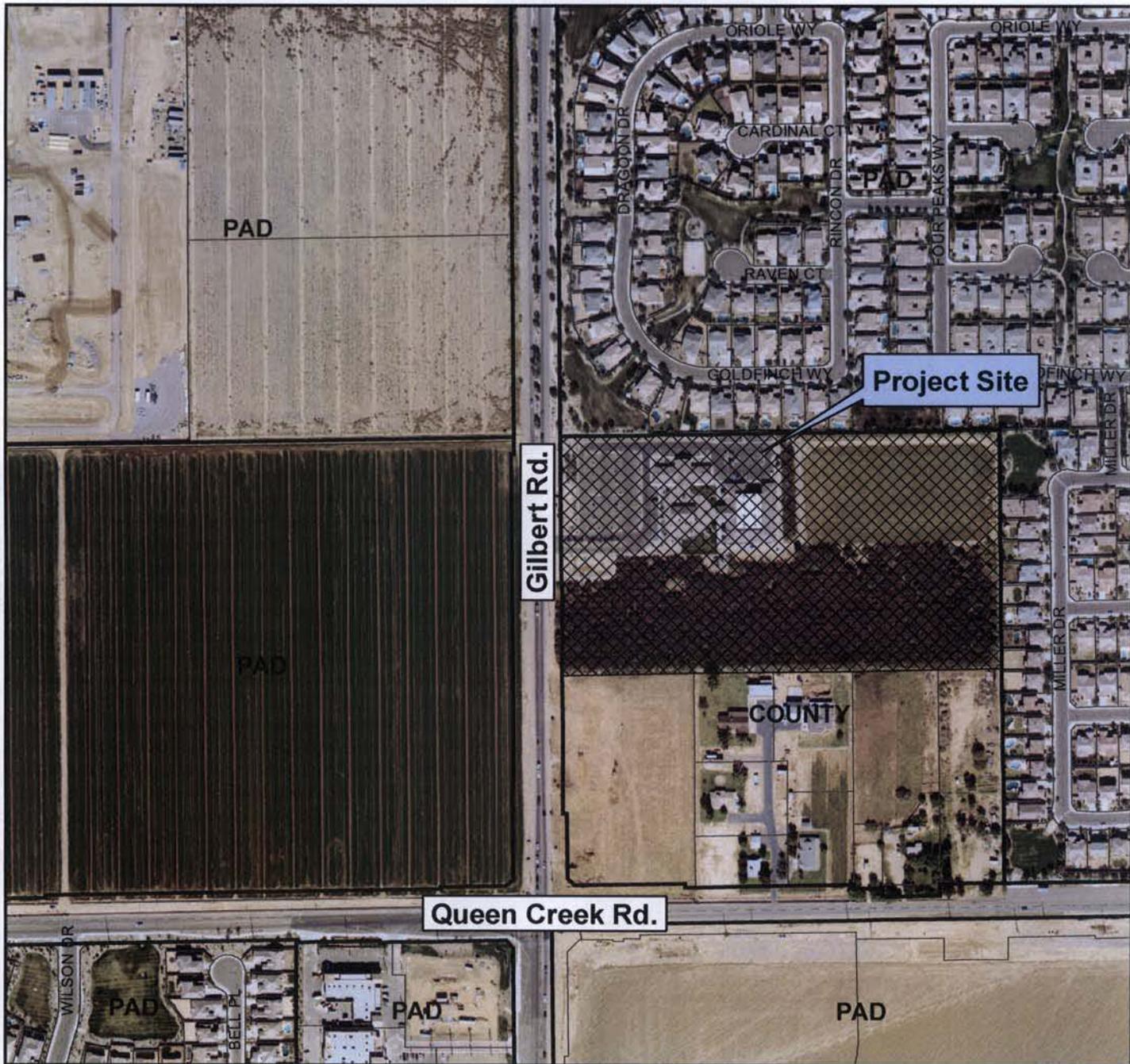
Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the establishment of initial city zoning of AG-1 (Agricultural District) on an approximately 20-acre site located north of the northeast corner of Gilbert and Queen Creek Roads.

**PROPOSED MOTION**

Move to Introduce and Tentatively Adopt Ordinance No. 4134 establishing initial city zoning of AG-1 (Agricultural District) on an approximately 20-acre site in case DVR08-0041 THE GROVE BIBLE CHURCH, as recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Ordinance No. 4134



Gilbert Rd.

Queen Creek Rd.

Project Site

## Vicinity Map



DVR08-0041

The Grove Bible Church-  
City Initiative



CITY OF CHANDLER 12/3/2008

**ORDINANCE NO. 4134**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY ESTABLISHING CITY INITIAL ZONING OF AGRICULTURAL DISTRICT (AG-1) (DVR08-0041 THE GROVE BIBLE CHURCH) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for City initial zoning 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

Commencing at the SW corner of Section 7, T.2S. -R.6E., G. & S.R.B. & M., Maricopa County, Arizona, with a basis of bearings of West, being the Southerly line of The SW ¼ of said Section 7, said SW Corner of Section 7, being marked by a brass cap in hand hole; thence N. 0 deg. 25' 25" E., along the Westerly line of the said SW ¼ of Section 7, a distance of 657.50 feet to the TRUE POINT OF BEGINNING, being marked by a nail and tag, LS 32778; thence continuing N. 0 deg. 25' 25" E., along the said Westerly line of the SW ¼ of Section 7, a distance of 662.26 feet to the NW Corner Lot 4 of said Section 7, being marked by a cotton picker spindle, LS 32778; thence N. 89 deg. 58' 04" E., along the Northerly line of said Lot 4, Section 7 and also being the Northerly line of the S ½ SW ¼ of said Section 7, a distance of 1270.72 feet to the NW Corner of the subdivision of Paseo Trail Parcel D, as recorded in Book 600 of

Maps, Page 42 thereof, Maricopa County Records; thence S. 0 deg. 06' 14" W., (S. 0 deg. 48' 11" E., record) along the Westerly line of said Paseo Trail Parcel D, a distance of 659.04 feet to a point from which a point on the Southerly line of the said SW ¼ of Section 7, bears S. 0 deg. 06' 14" W., 661.40 feet distant there from; thence S. 89 deg. 44' 04" W., 846.44 feet to a point being marked by a ½" bar; LS 32778; thence West, being parallel with the said Southerly line of the SW ¼ of Section 7 a distance of 428.00 feet to the TRUE POINT OF BEGINNING.

Parcel 2

The East 29 feet of the North 662.26 feet of the South 1319.76 feet of the SE ¼ of the SE ¼ Section 12, T.2S. – R.5E, G. & S.R.B. & M., Maricopa County, Arizona.

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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4134 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2009, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *WAB*

PUBLISHED: