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JUN 25 2009



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Where Values Make The Difference

MEMORANDUM

Planning and Development - CC Memo No. 09-064

DATE: JULY 11, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: ANNEXATION – NORTHWEST CORNER OF RIGGS AND RIGGS RANCH ROADS

Request: Annexation of approximately 5.27 acres

Location: Northwest corner of Riggs and Riggs Ranch Roads

Applicant: Bruce Call, Architect

BACKGROUND

The subject site is located at the northwest corner of Riggs and Riggs Ranch Road, and is currently zoned R1-35. The Church of Jesus Christ of Latter Day Saints owns the subject site, and is proposing to rezone the property to allow for a church once the annexation process is complete. The Chandler Land Use Element of the Chandler General Plan designates the area for Low Density (single-family) Residential. Furthermore, the subject site is located within the Southeast Chandler Area Plan and is designated as Rural Agrarian Character.

EXISTING CONDITIONS.

North, adjacent to the subject site is the Circle G at Riggs Ranch Homestead custom single-family subdivision. East, across Riggs Ranch Road are large lot custom single-family homes located in the county. South, across Riggs Road is the Cooper Commons single-family subdivision. West, adjacent to the subject site is vacant land located in county jurisdiction.

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STAFF COMMENTS

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

UTILITY SERVICES

Existing municipal water service (12"), sewer service (18"), and reclaimed water (24") mains are located within the Riggs Road right-of-way.

RECOMMENDATION

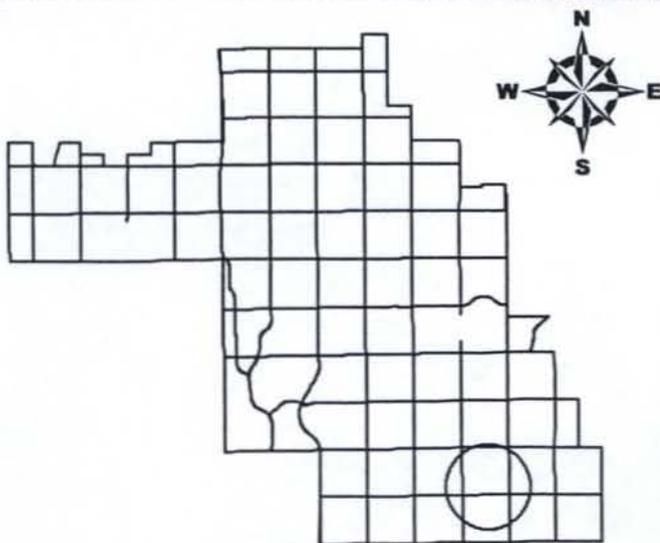
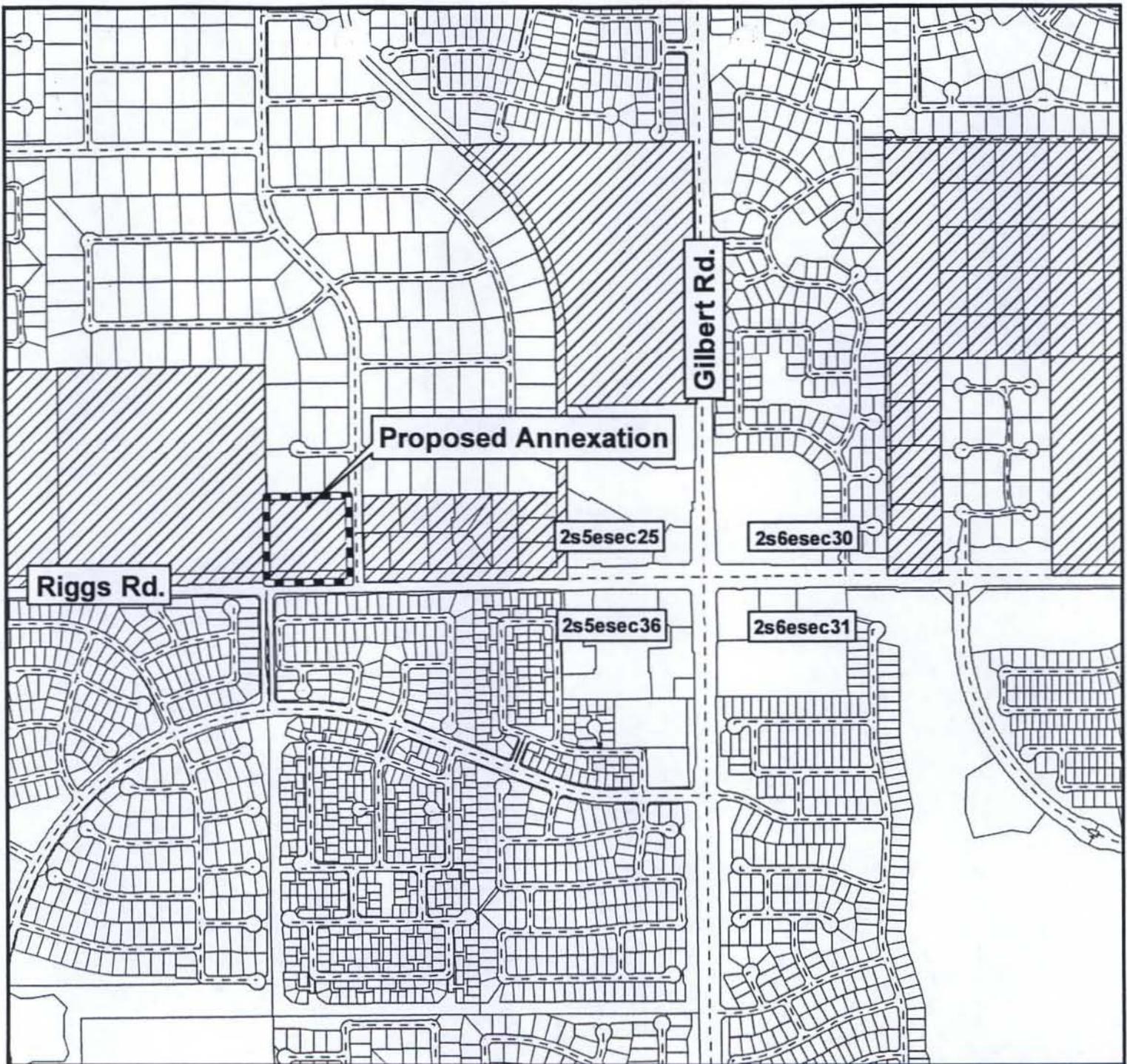
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

MAYOR'S STATEMENT

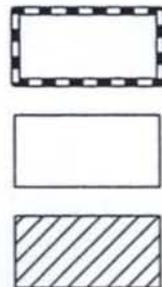
The Public Hearing regarding the proposed annexation is now open for comment.

Attachment

1. Location Map



Annexation Map



Proposed Annexation

Northwest Corner of Riggs Road and
Riggs Ranch Road

Incorporated Area

Unincorporated Area



Exhibit A