

AUG 13 2009



MEMORANDUM Planning and Development - CC Memo No. 09-088

DATE: JULY 23, 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 – SOUTHEAST CORNER OF THE LOOP 202 AND THE CONSOLIDATED CANAL
 Introduction and Tentative Adoption of Ordinance No. 4173

Request: Annexation of approximately 1.19 acres

Location: Southeast Corner of the Loop 202 Freeway and the Consolidated Canal

Applicant: Ralph Pew, Pew & Lake, PLC

SUMMARY / RECOMMENDATION

The City Council held a public hearing on this requested annexation on June 25, 2009. Staff has received the original signed petition from the property owner. The request has been processed in compliance with State Statutes governing annexations. Staff recommends approval.

BACKGROUND

The subject site, an aggregation of two parcels, is located at the southeast corner of the Loop 202 Freeway and the Consolidated Canal. The two parcels are remnant pieces left over from the canal alignment and the ADOT right-of-way acquisition, and are incorporated into the Chandler Airport Center Master Plan. Chandler Airport Center CAC, Inc., owns the properties, and upon annexation will request the properties to be rezoned to Planned Area Development (PAD) in conformance with the Chandler Airport Center Master Plan.

EXISTING CONDITIONS.

The subject site is currently zoned R-43 within the County. Directly north of the subject site is the Loop 202 Freeway. Directly west, and curving to the south is the Consolidated Canal. East, adjacent to the site is vacant land zoned PAD as part of the Chandler Airport Center Master Plan. The Chandler Airport Center Master Plan is part of the larger Chandler Airpark Area Plan, and designates the subject site as Commercial/Office/Business Park.

UTILITY SERVICES

Existing municipal water service (12”), sewer service (10”), and reclaimed water (8”) mains are located within the Northrop Boulevard right-of-way.

PROPOSED MOTION

Move to Introduce and Tentatively Adopt Ordinance No. 4173 annexing approximately 1.19-acres of land described in said Ordinance, also known as the Southeast Corner of the Loop 202 Freeway and the Consolidated Canal.

Attachments

1. Ordinance No. 4173
2. Vicinity Map

ORDINANCE NO. 4173

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF CHANDLER, MARICOPA COUNTY, STATE OF ARIZONA, (SOUTHEAST CORNER OF LOOP 202 FREEWAY AND THE CONSOLIDATED CANAL) PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF CHANDLER.

WHEREAS, a petition has been presented in writing to the City Council of the City of Chandler, Arizona, signed by the property owners of at least one-half of the value of the real and personal property as would be subject to taxation by the City of Chandler in the event of annexation and by more than one-half of the property owners within the territory and land hereinafter described as shown by the last assessment of said property, said territory being contiguous to the City of Chandler and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed to the City of Chandler so as to embrace the same; and

WHEREAS, a blank petition was filed on June 2, 2009 with the County Recorder, that a Public Hearing was held on June 25, 2009 after proper notice was given, that the thirty day waiting period ended on July 2, 2009 and that the petition was circulated thereafter and signed on July 14, 2009; and,

WHEREAS, the City Council of the City of Chandler, Arizona, is desirous of complying with said petition and extending and increasing the corporate limits of the City of Chandler to include said territory; and,

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed by the City of Chandler and had attached thereto at all times an accurate map of the territory desired to be annexed; and,

WHEREAS, no additions or alterations increasing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and/or personal property in such territory; and,

WHEREAS, no alterations decreasing the territory sought to be annexed have been made and therefore the territory to be annexed is the territory hereinafter described; and

WHEREAS, proper and sufficient certification and proof and the foregoing facts are now on file in the Office of the City Clerk of the City of Chandler, Arizona, together with the original petition referred to herein;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION 1. That the following described territory be and the same hereby is annexed to the City of Chandler and that the present corporate limits be and the same hereby are extended and increased to include the following described territory contiguous to the present City limits:

A portion of the Southwest Quarter of Section 2, Township 2 South, Range 5 East, Gila and Salt River Meridian, Maricopa County, Arizona, lying east of the Consolidated Canal and lying south of the existing south right-of-way line of State Route 202L (Santan Freeway), more particularly described as follows:

COMMENCING at a Stone at the southeast corner of the Southeast Quarter of said Section 2; thence S89°15'07"W (an assumed bearing) for a distance of 2,644.09 feet to a Brass Cap at the South Quarter corner of said Section 2; thence N00°20'49"W, along the east line of the Southwest Quarter of said Section 2, for a distance of 1,248.00 feet to a point on the east right-of-way line of said Consolidated Canal and the POINT OF BEGINNING;

Thence N33°22'56"W, along said east right-of-way line, for a distance of 29.49 feet; thence N24°50'55"W, along said east right-of-way line, for a distance of 137.78 feet; thence N08°18'30"W, along said east right-of-way line, for a distance of 262.34 feet; thence N21°48'59"W, along said east right-of-way line, for a distance of 153.20 feet to a point on the south right-of-way line of said State Route 202L; thence N89°11'50"E, along said south right-of-way line, for a distance of 165.63 feet to a point on the east line of the Southwest Quarter of said Section 2; thence S00°20'49"E, along said east line, for a distance of 553.80 feet to the POINT OF BEGINNING.

An area containing 49,264 square feet or 1.1309 acres, more or less.

SECTION 2. Upon adoption of this annexation ordinance, and in no event for longer than six (6) months after the effective date of this annexation ordinance, the county zoning for said property shall continue in effect, unless and until the City of Chandler has established City zoning for said property.

SECTION 3. The Clerk of this City is hereby instructed to file and record a copy of this Ordinance, together with an accurate map of said annexed territory, certified by the Mayor of said City, in the Office of the County Recorder of Maricopa County, Arizona.

SECTION 4. The Planning and 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

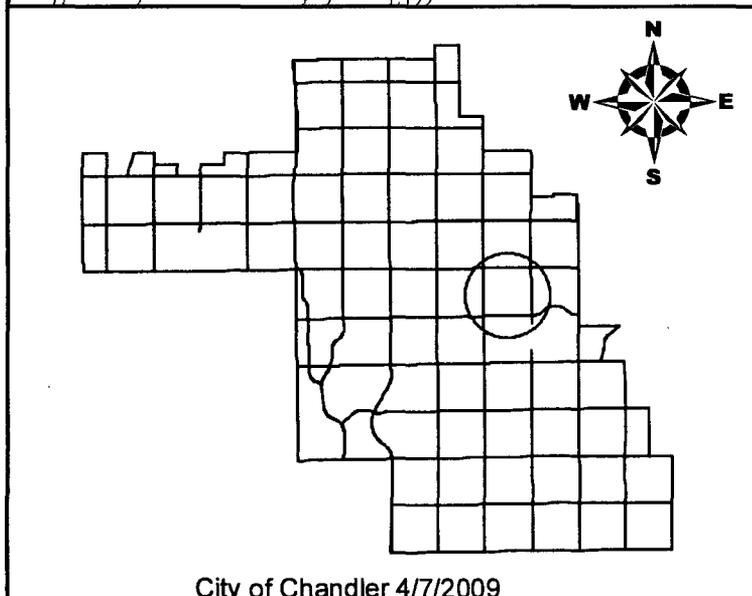
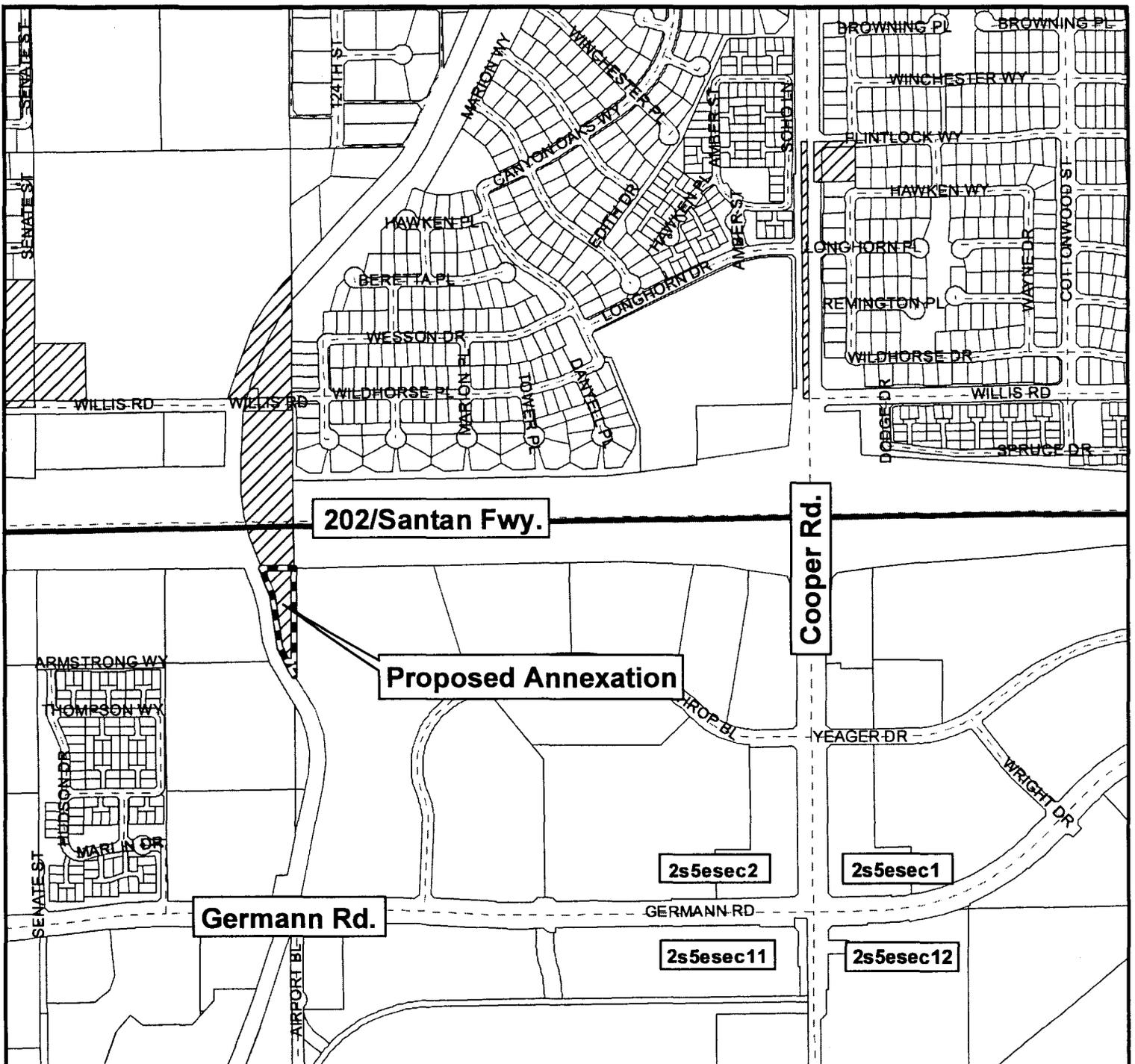
I HEREBY CERTIFY that the above and foregoing Ordinance No. 4173 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2009, and that a quorum was present thereat.

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

CITY CLERK

PUBLISHED:



Annexation Map

Ordinance No. 4173

- Proposed Annexation**
Southeast Corner of 202 Santan Freeway and Consolidated Canal
- Incorporated Area**
- Unincorporated Area**

0 250 500 1,000 1,500 2,000 Feet

Exhibit A