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FEB - 4 2015



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



**MEMORANDUM**

**Planning Division – PZ Memo No. 15-016**

**DATE:** FEBRUARY 4, 2015

**TO:** PLANNING AND ZONING COMMISSION

**THRU:** JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:** DAVID DE LA TORRE, AICP, PRINCIPAL PLANNER *DDT*

**SUBJECT:** DVR15-0003 SOUTHWEST CORNER OF QUEEN CREEK ROAD AND THE UNION PACIFIC RAILROAD

**Request:** The establishment of initial City zoning of Agricultural (AG-1) on an 18.75-acre parcel

**Location:** Southwest corner of Queen Creek Road and the Union Pacific Railroad

**Applicant:** City of Chandler

**RECOMMENDATION**

Planning Staff, finding the request to be consistent with Arizona Revised Statutes, recommends approval of establishing the initial City zoning of AG-1 following the annexation of the subject site.

**BACKGROUND**

The site is an undeveloped parcel that is currently used for agricultural purposes and is bordered by an unincorporated rural residential property to the west, Queen Creek Road to the north, the Union Pacific Railroad to the east, and undeveloped property owned by First Baptist Church to the south.

The City Council tentatively adopted an ordinance to annex the subject parcel on November 20, 2014 and is expected to adopt the second reading of the ordinance on February 26, 2015. Planning staff has not received any comments from residents or other members of the public regarding the annexation, nor the establishment of initial City zoning.

An area plan amendment application and a rezoning and preliminary development plan application have been submitted for the development of a small lot single family development on the subject site and a 9-acre parcel that adjoins the southwest side of the subject site. The Chandler Land Use Element of the General Plan designates the site as Employment and refers to the Chandler Airpark Area Plan (CAAP) for more specific land uses. The CAAP designates the subject site as Commercial/Office/Business Park with a Light Rail Corridor Overlay.

Planning Staff does not support the land use that is requested with the pending development applications, but does not oppose the annexation and establishment of initial City zoning of the subject property to allow the pending applications to be reviewed by the Planning Commission and City Council.

In accordance with the following statute, Planning Staff is proposing an initial City zoning of AG-1, which is consistent with the previous RU-43 zoning in the county. Arizona Revised Statutes §9-471 states that “a city or town annexing an area shall adopt zoning classifications that permit densities and uses no greater than those permitted by the county immediately before annexation. Subsequent changes in zoning of the annexed territory shall be made according to existing procedures established by the city or town for the rezoning of land.”

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code.

**RECOMMENDED ACTION**

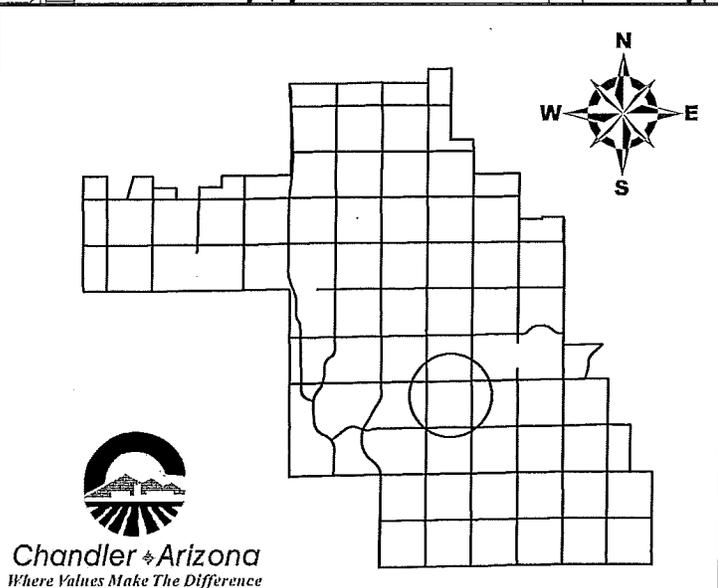
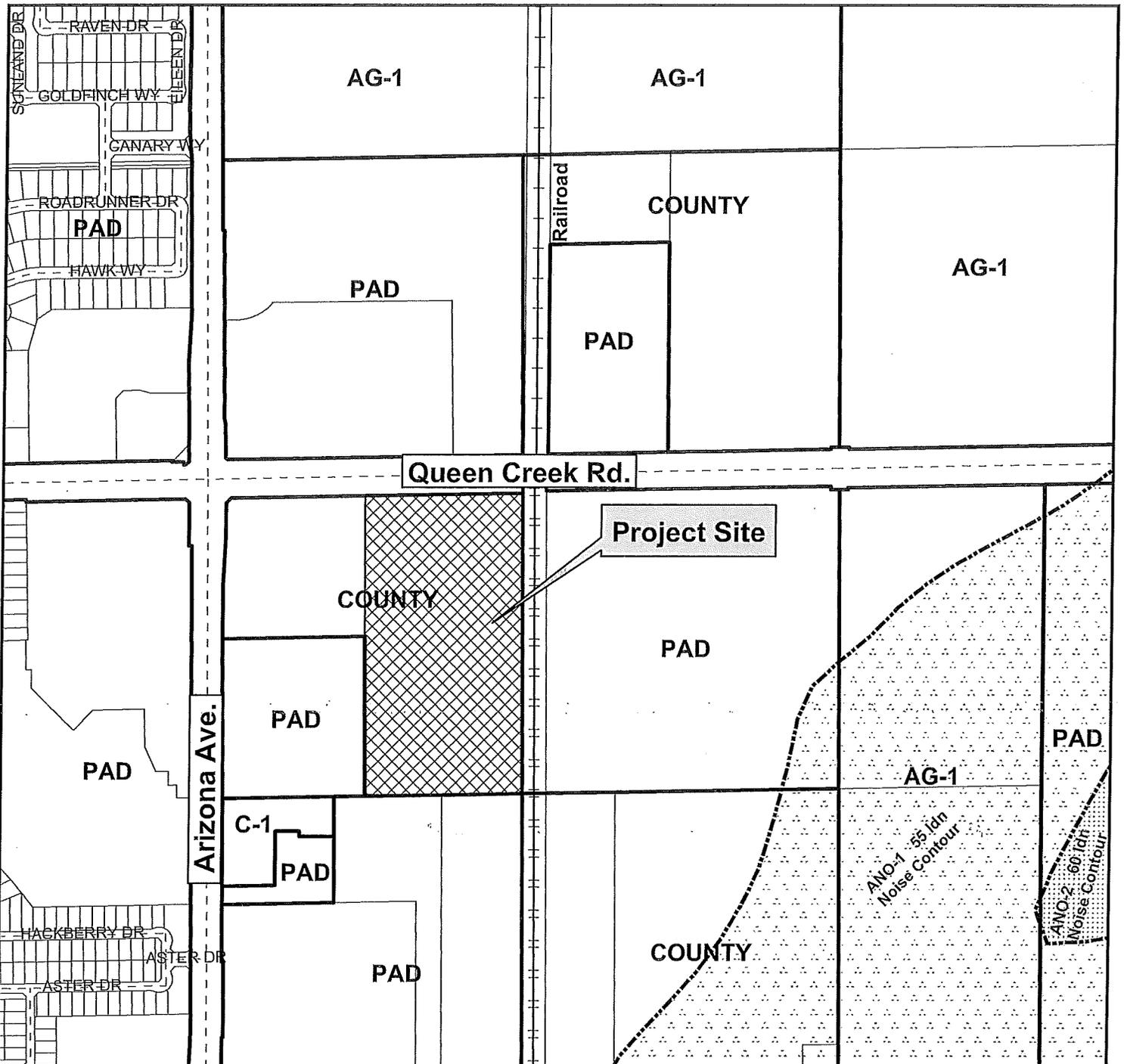
Upon finding consistency with Arizona Revised Statutes, Planning Staff recommends approval of establishing the initial City zoning of AG-1 following the annexation of the subject site.

**PROPOSED MOTION**

Motion to recommend approval of establishing the initial City zoning of AG-1 on the 18.75-acre parcel as requested in case DVR15-0003 SOUTHWEST CORNER OF QUEEN CREEK ROAD AND THE UNION PACIFIC RAILROAD, and as recommended by Planning Staff.

**Attachments**

1. Vicinity Map



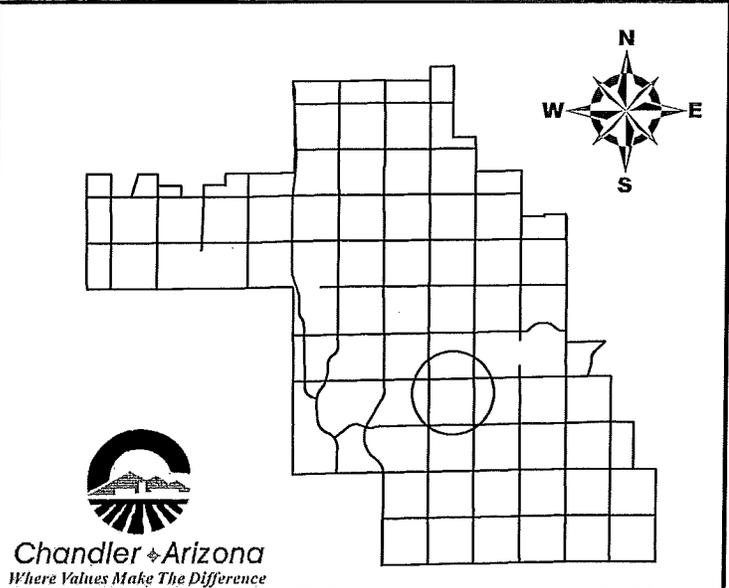
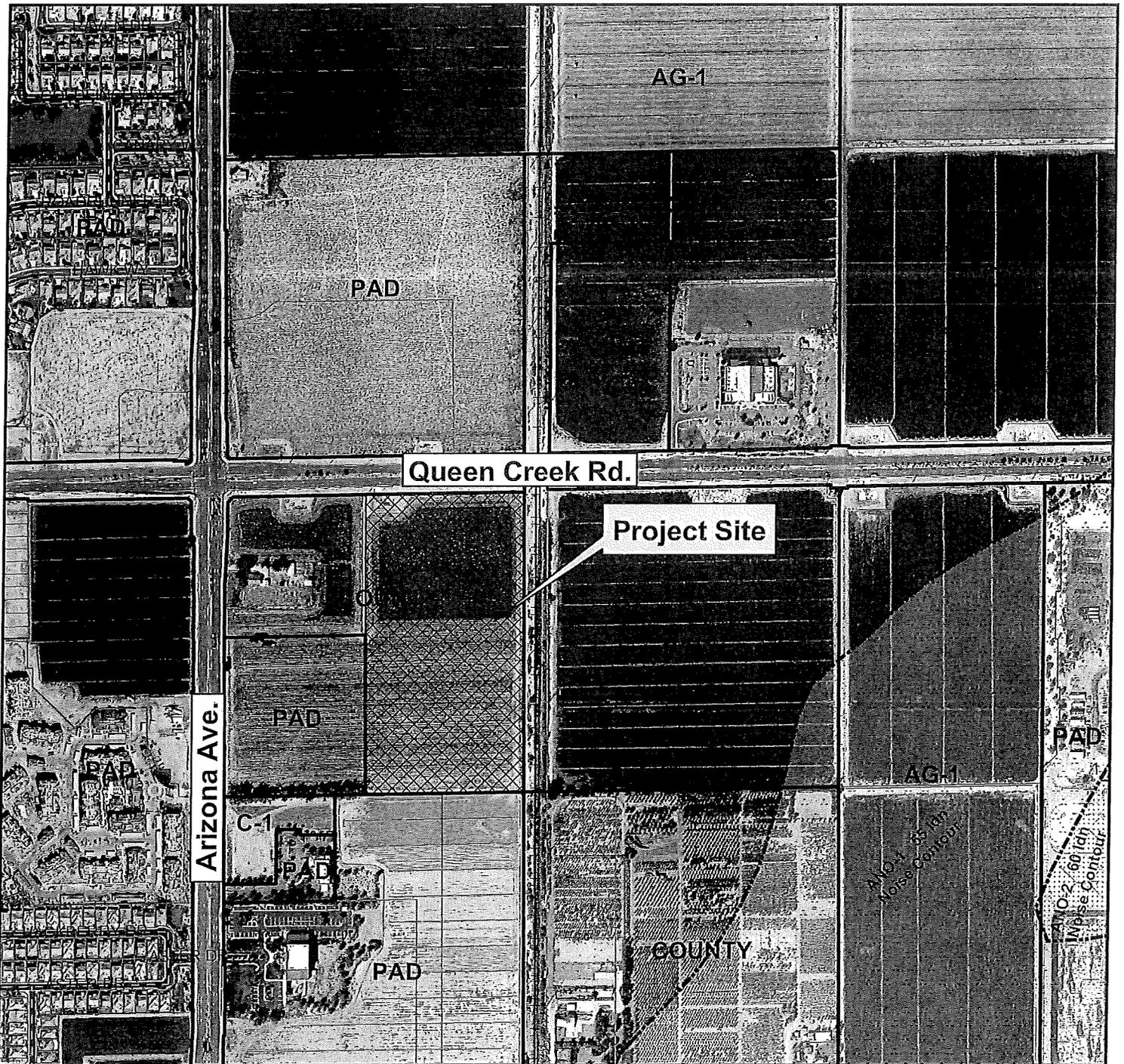
## Vicinity Map


DVR15-0003

Southwest Corner of Queen Creek  
and the UPRR

CITY OF CHANDLER 1/14/2015





## Vicinity Map

**DVR15-0003**

**Southwest Corner of Queen Creek  
and the UPRR**

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