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MEMORANDUM **Planning Division – PZ Memo No. 15-024**

DATE: MARCH 4, 2015

TO: PLANNING AND ZONING COMMISSION

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

FROM: LAUREN SCHUMANN, CITY PLANNER *LS*

SUBJECT: DVR15-0005 SOUTH OF THE SOUTHWEST CORNER OF MCQUEEN AND
 OCOTILLO ROADS

Request: The establishment of initial City zoning of Agricultural (AG-1) on
 an 4.18-acre parcel

Location: South of the southwest corner of McQueen and Ocotillo roads

Applicant: City of Chandler

RECOMMENDATION

Planning Staff, upon 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 vacant. It is bordered by County land zoned RU-43 the west and north. McQueen Road is located to the east, and the subdivision Estates at McQueen is located to the south.

The City Council tentatively adopted an ordinance to annex the subject parcel on February 12, 2015, and adopted 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.

A rezoning and preliminary development plan application has been submitted for the development of a church on the subject site. The Chandler Land Use Element of the General

Plan designates the site as Residential and the Southeast Chandler Area Plan designates a more specific land use category of Rural/Agrarian character.

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.”

Planning Staff supports the land use that is requested with the pending development applications, 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.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.

RECOMMENDED ACTIONS

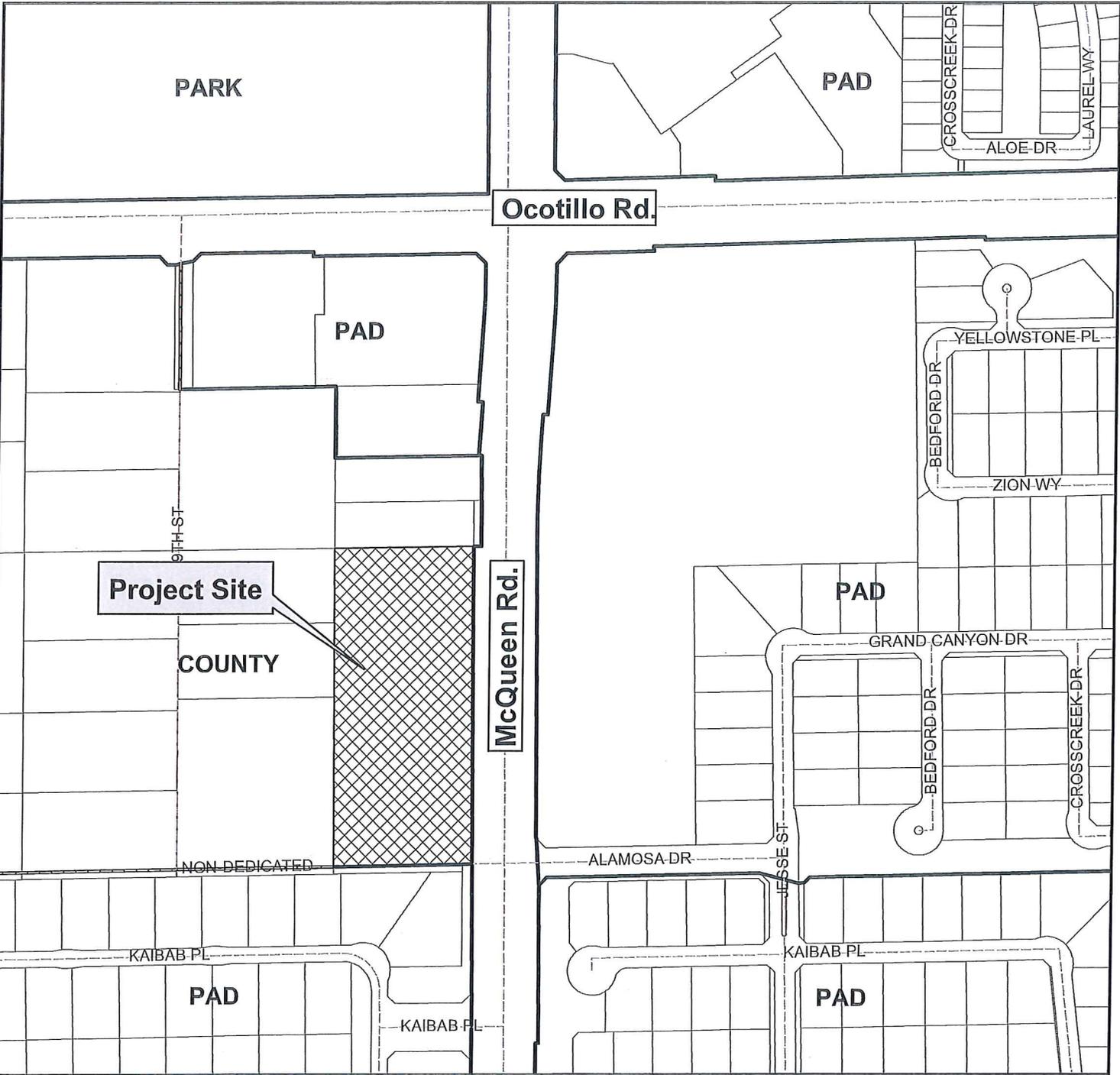
Upon finding consistency with Arizona Revised Statutes, Planning Staff recommends approval of establishing the initial City zoning of AG-1 following the annexation of the subject site.

PROPOSED MOTION

Motion to recommend approval of establishing the initial City zoning of AG-1 on the 4.18-acre parcel as requested in case DVR15-0005 SOUTH OF THE SOUTHWEST CORNER OF MCQUEEN AND OCOTILLO ROADS, and as recommended by Planning Staff.

Attachments

1. Vicinity Maps



Ocotillo Rd.

McQueen Rd.

Project Site

COUNTY

NON DEDICATED

KAIBAB PL

PAD

KAIBAB PL

PAD

CROSSCREEK-DR
ALOE DR
LAUREL-WY

PAD

YELLOWSTONE-PL

BEDFORD-DR

ZION-WY

PAD

GRAND CANYON-DR

BEDFORD-DR

CROSSCREEK-DR

ALAMOSA-DR

JESSE ST

KAIBAB PL

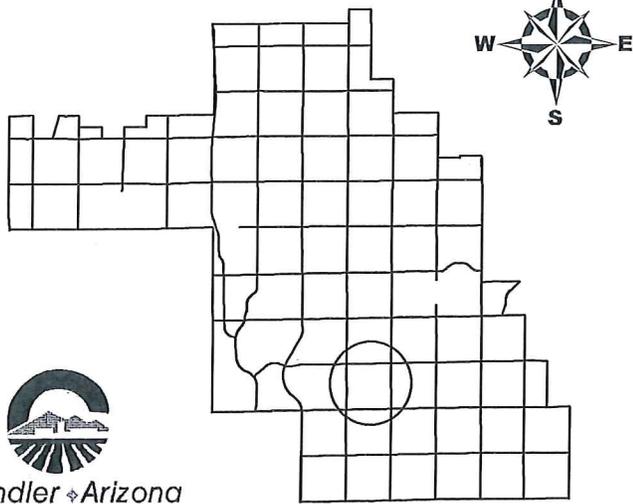
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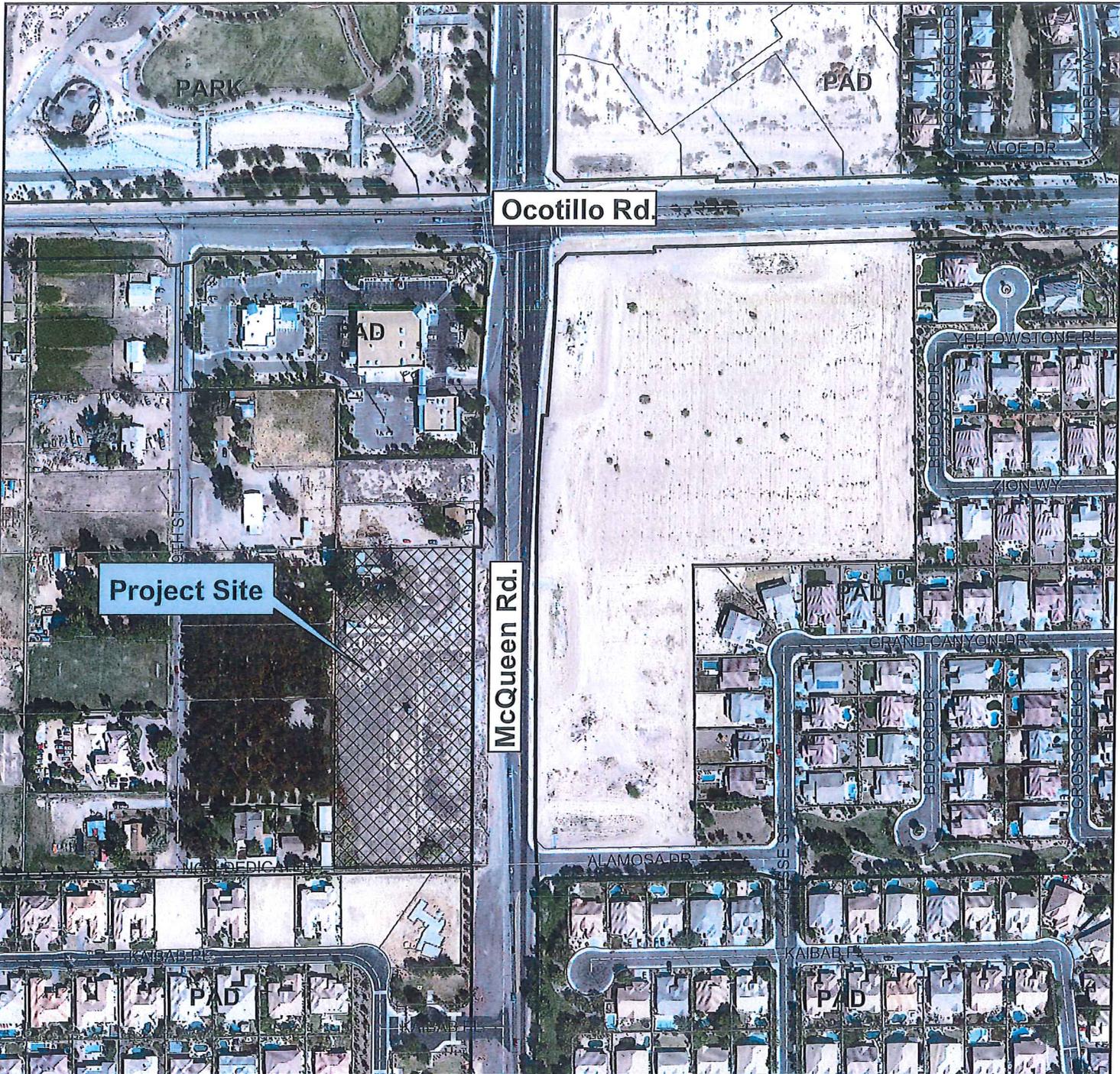
Vicinity Map



DVR15-0005

South of the Southwest Corner
of McQueen and Ocotillo Roads



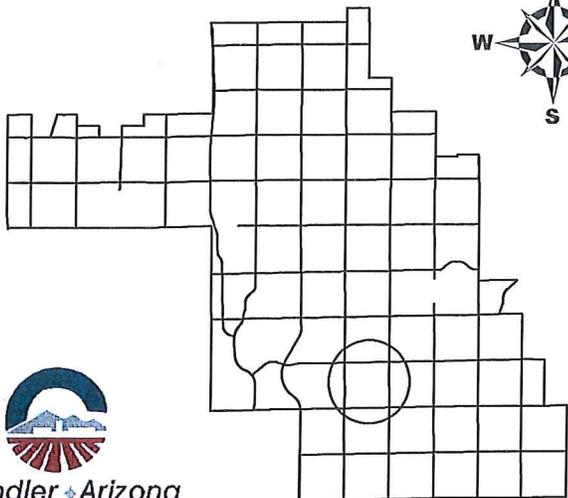


Ocotillo Rd.

McQueen Rd.

Project Site

Vicinity Map



DVR15-0005

South of the Southwest Corner
of McQueen and Ocotillo Roads