



MEMORANDUM **Planning Division – PZ Memo No. 15-026**

DATE: MARCH 4, 2015

TO: PLANNING AND ZONING COMMISSION

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

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

SUBJECT: DVR15-0006 NORTHWEST CORNER OF GILBERT AND BROOKS FARM ROADS

Request: The establishment of initial City zoning of Agricultural (AG-1) on an approximately 5-acre parcel

Location: Northwest corner of Gilbert and Brooks Farm roads

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 subject site is an approximately 5-acre parcel adjoining the north side of the Roosevelt Water Conservation District’s reservoir that wraps around the Basha’s shopping center at the northwest corner of Chandler Heights and Gilbert roads. The site, currently zoned RU-43 in the County, is bordered by the Eastern Canal on the west, an undeveloped and unincorporated parcel on the north, and Gilbert Road on the east.

The applicant would like to develop a self-storage facility on the site and intends to follow the annexation with a request for rezoning and preliminary development plan approval. The Chandler Land Use Element of the General Plan designates the site as Residential, for which self-storage facilities can be considered to serve the needs of residential areas.

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 5-acre parcel as requested in case DVR15-0006 NORTHWEST CORNER OF GILBERT AND BROOKS FARM ROADS, and as recommended by Planning Staff.

Attachments

1. Vicinity Map

