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MEMORANDUM Planning and Development - Staff Memo No. CC 08-030

DATE: JANUARY 30, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
 JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
 BOB WEWORSKI, PLANNING MANAGER

FROM: RON MARTIN, INTERIM PLANNER

SUBJECT: ANNEXATION – NORTHEAST CORNER ARIZONA AVE. & RIGGS RD.

Request: Annexation of approximately 35 acres

Location: Northeast Corner Arizona Avenue and Riggs Road

Owner: CTW-Riggs Gateway, LLC

BACKGROUND

The subject property, owned by CTW-Riggs Gateway, LLC is located at the northeast corner of Arizona Avenue and Riggs Road. The 35 acre property is presently vacant with the exception of small portion which is occupied by several vacated industrial buildings that will be removed to make way for the owner's proposed development. The owner has submitted a companion application for the rezoning of the property from the current Maricopa County designations of I-1 and I-2 Industrial to City of Chandler PAD (Planned Area Development) for Retail Commercial. The owner's rezoning application, along with his proposed site and building development representations, are under current review by the Planning and Development Staff. It is anticipated that the request for rezoning will be ready for the Planning Commission and City Council's consideration and action within a few weeks of the City's required granting of zoning comparable to the property's existing zoning within Maricopa County.

EXISTING CONDITIONS.

The property is zoned IND-2 Industrial within the County. Surrounding and/or adjacent parcel status is as follows: North – vacant and undeveloped within the County; East – City of Chandler Municipal Golf Course; South – County and City of Chandler I-1 and I-2 Industrial (County

portion developed); West – County large lot single-family residential. The Chandler Land Use Element of the General Plan designates the area at this arterial street intersection as a Commercial Node.

UTILITY SERVICES

Municipal water service mains (16” and 8” diameter) are located within the Arizona Avenue and Riggs Road rights-of-way. A municipal sewer (8” diameter) main is located within the Riggs Road right-of-way.

STAFF COMMENTS

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

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.

FUTURE ACTIONS

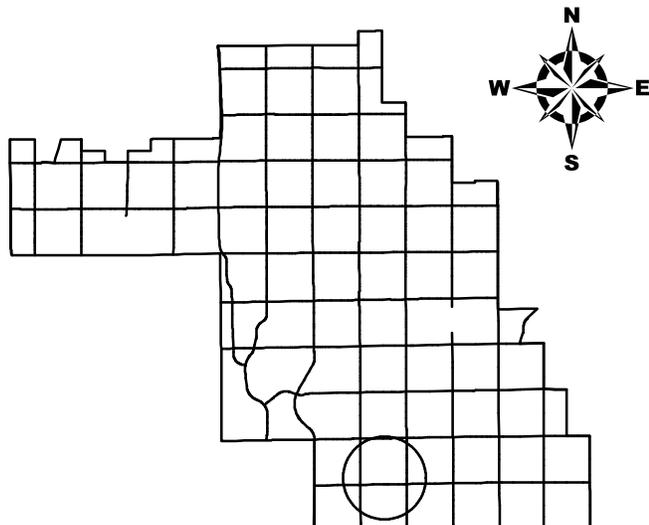
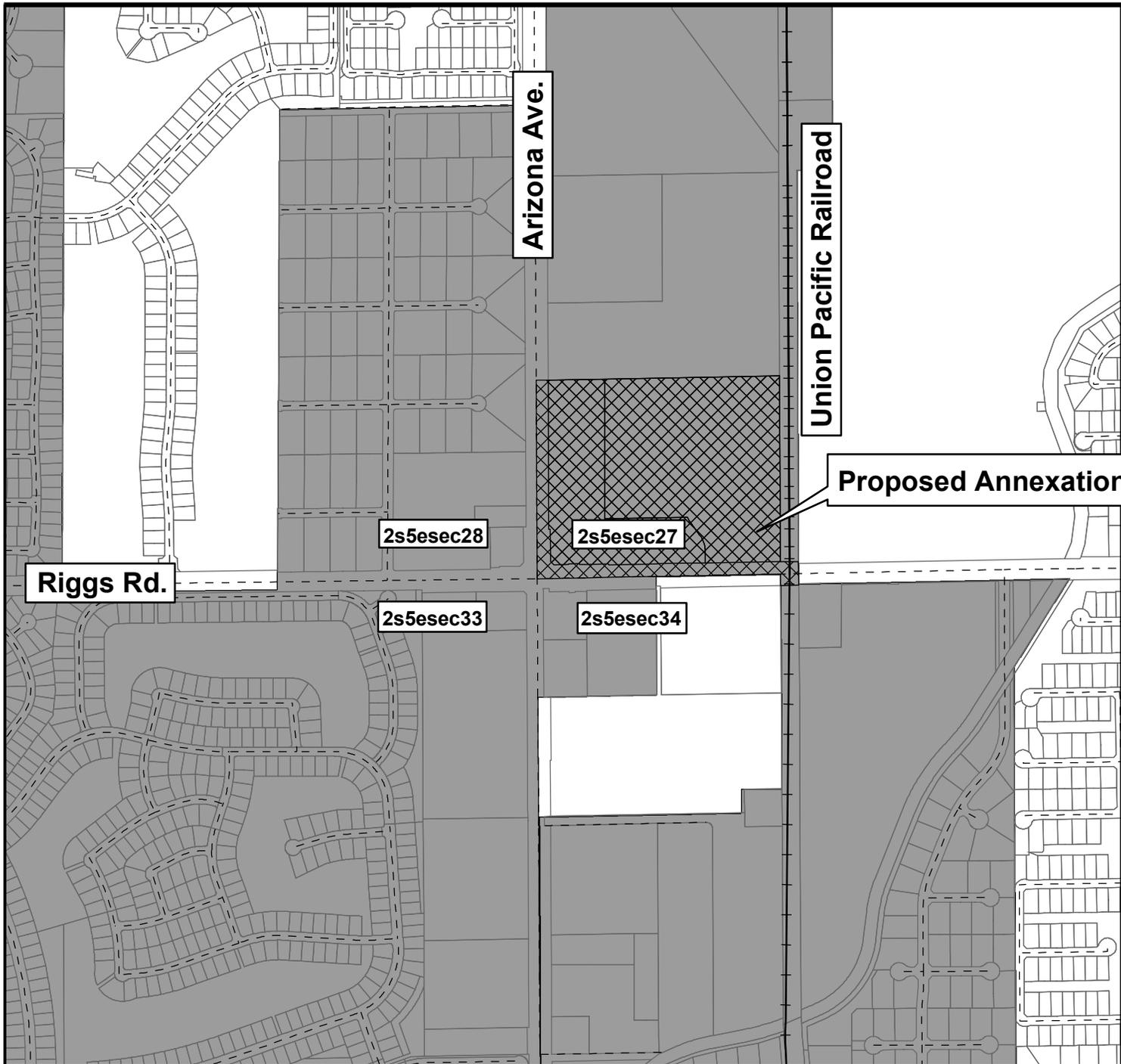
Staff, prior to bringing this annexation request back to the Chandler City Council for formal consideration and action, will stage all necessary steps and actions (i.e. land owner notifications, postings, advertising, public hearings before City Council, etc.) to complete and adopt City zoning comparable to the existing I-1 and I-2 Industrial District zoning designations within the County. Such comparable zoning would remain in effect until the owner’s existing request for rezoning to PAD Retail Commercial is acted upon by the City of Chandler.

MAYOR’S STATEMENT

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

Attachment

1. Location Map



Annexation Map

- 
Proposed Annexation
 Northeast Corner of Arizona Avenue
 and Riggs Road
- 
Incorporated Area
- 
Unincorporated Area



Exhibit B