

First Submittal:  
3 January 2013  
Second Submittal:  
15 August 2013  
Revised: December 4, 2013

# Anderson Russell Property

## Annexation Request Narrative

Owner

**Anderson Russell, LLC**

14400 N 76th Place  
Scottsdale, AZ 85260  
Attn: Keith Miller  
480-368-5205  
keith@finalplat.com

Applicant

**Philip Miller Consultants, LLC**

16 Spur Circle  
Scottsdale, AZ 85251  
Attn: Kelly Hall  
480-220-7393  
khall@pmcaz.com

Counsel

**Rose Law Group**

6613 N Scottsdale Road Suite 200  
Scottsdale Arizona, 85250  
Attn: Court Rich  
480-505-3937  
crich@roselawgroup.com

Planning/Civil Engineering  
Consultant:

**Coe & Van Loo  
Consultants, Inc.**

4550 North 12th Street  
Phoenix, Arizona 85014-4291  
Attn: Ryan Weed  
602-264-6831  
rweed@cvlci.com



ROSE | LAW GROUP  
pc



**Owner**  
**Anderson Russell, LLC**  
14400 N 76th Place  
Scottsdale, AZ 85260  
Attn: Keith Miller  
480-368-5205  
keith@finalplat.com

**Applicant**  
**Philip Miller  
Consultants, LLC**  
16 Spur Circle  
Scottsdale, AZ 85251  
Attn: Kelly Hall  
480-220-7393  
khall@pmcaz.com

**Counsel**  
**Rose Law Group**  
6613 N Scottsdale Road Suite 200  
Scottsdale Arizona, 85250  
Attn: Court Rich  
480-505-3937  
crich@roselawgroup.com

**Planning/Civil Engineering  
Consultant:**  
**Coe & Van Loo  
Consultants, Inc.**  
4550 North 12th Street  
Phoenix, Arizona 85014-4291  
Attn: Ryan Weed  
602-264-6831  
rweed@cvlci.com



ROSE | LAW GROUP  
pc





## Table of Contents

Section . . . . .	Page
1. Purpose of Request. . . . .	1
2. Existing Infrastructure Description. . . . .	1
3. Compliance with ARS 9-471 Requirements . . . . .	3
4. Existing Land Use . . . . .	3
5. Existing Roadway Conditions . . . . .	3

## Directory of Exhibits

Annexation Request Letter. . . . .	Exhibit A
Annexation Property Owners and Parcel Numbers . . . . .	Exhibit B
Pinal County Assessor's Map of Annexation Property . . . . .	Exhibit C
Aerial Photo of Annexation Property . . . . .	Exhibit D
Annexation Area Map with Maricopa City Limits . . . . .	Exhibit E
Existing Use and Zoning Map of Annexation Property and Adjacent Lands . . . . .	Exhibit F
Annexation Property Legal Description. . . . .	Exhibit G

## Appendix

Citizen Participation Plan. . . . .	Exhibit H
Fiscal Analysis Report of Annexation Benefits . . . . .	Exhibit I
Prop. 207 Waiver . . . . .	Exhibit J



# Annexation Request Narrative

## Anderson Russell Corridor Annexation

### 1. Purpose of Request:

The intent of this request is to successfully annex approximately 831.65 acres of Pinal County lands into the City of Maricopa (the City). A portion of this property, that lies west of Anderson Road and contains approximately 213.07 acres, is within the City's Planning Area Boundary. A larger portion of this property, that lies east of Anderson Road and contains approximately 618.58 acres, is within the City of Casa Grande Planning Area Boundary, however, the property owner/applicant has chosen to annex into the City of Maricopa and has entered into development agreements with the City initiating annexation and a General Plan Amendment to amend the current Land Use to Master Planned Community (MPC) with a mix of uses to include Medium Density Residential use; Commercial use; Office/Employment use; and open space/parks. (See attached letter)

The property is located in sections 15, 22, 23, and 26 of Township 5S, Range 4E of Pinal County. It is bounded by Russell Road alignment on the east; by the Santa Cruz Wash and Teel Road or Woodruff Road alignment on the south; the Santa Cruz Wash, Anderson Road, State Lands, and the Ak-Chin Native American Community on the west; and the Maricopa Casa Grande Highway on the North. Anderson Road, a major north-south arterial, partly traverses the property and will serve as the primary access point to the property from the north and from the south. The arterial street alignments of Val Vista Blvd. and Teel Road or Woodruff Road will serve the property from the east and west. Most of the proposed annexation property is currently in agricultural production with other small parcels currently vacant and unused and undeveloped. A large portion of the property is classified within a regional floodplain. (*See Exhibit D – Aerial Photo of Annexation Property*)

The “Santa Cruz Ranch” project containing approximately 1,900 acres lies adjacent to the south and west of the proposed annexation property. This project was processed for entitlements as a residential and residential support use master planned community in Pinal County in 2005 but has since been delayed for development for various reasons.

### 2. Existing Infrastructure Description:

- The proposed Annexation Property is currently located within the City of Casa Grande and the City of Maricopa water service boundary which has agreements with Global Utilities for water service facilities available to serve the property. At this



time there are existing wells and irrigation facilities used only for the existing on-going agricultural functions in the area. Regional groundwater maps developed by the Arizona Department of Water Resources (ADWR) revealed two (2) wells located within a one-mile radius of the Property, with groundwater elevations ranging from 729 to 747 feet above mean sea level (534 to 552 feet below ground surface) and a westerly groundwater flow direction. However, groundwater flow resulting from local groundwater gradients may vary considerably in the area due to surface recharge, groundwater pumping and local subsurface geology (Hammett). ADWR Well Registry Reports were reviewed by Allands. The Allands report identified five (5) water wells with coordinates which corresponded to the area encompassing the subject Property. These wells were all listed as irrigation wells and four (4) of the wells were registered to Eiger Investors, LLC and the remaining well is registered to Santa Rosa Ranch Co. The well diameters are all indicated to be 20 inches, the well depths range from 700 feet to 1100 feet and all the water levels are listed at 660 feet (Allands). No active wells were observed on the Property at the time of site visit; however, three (3) well sites were noted along the eastern boundary of the southern Property parcel. Capped wells were observed at two (2) of these locations and a capped well while not observed at the third location was assumed to exist. Additionally, one (1) well site was observed along the northern Property boundary along the irrigation canal and while another well site was reported to exist in the northeastern portion of the Property, this well was not observed at the time of the site visit. A concrete pad with a large diameter steel casing was also observed at the northeast corner of the Property and there was what appeared to be the base of an old large diameter steel water storage tank near this feature, which may be a well. Potable water source: Irrigation water only (Baker).

- It is anticipated that wastewater service will also be provided by Global. Presently there are no wastewater services or facilities within the project site.
- The proposed Annexation Property and others in this general area are currently serviced by APS within the Electrical District No. 3. There are above ground existing electric lines running along Anderson Road, Ruben Drive, and Teel Road. There appears to be adequate service capacity for this property and surrounding properties, however, new facilities, such as substations and additional 12Kv lines, may be required as the property develops.
- The Property is presently serviced by Southwest Gas Corporation; however, there are no known gas services or facilities on the site.
- Currently Century Link Communications provides telephone service to this area and will provide service lines as the area develops.

- This property and surrounding areas are currently serviced for cable TV by Orbital Communications; however, there are no cable TV manholes or junction boxes currently existing.

### **3. Compliance with ARS 9-471 Requirements:**

This request is in compliance with the requirements of Arizona Revised Statutes 9-471:

- By not including, within the annexation area, any territory for which an unsuccessful annexation was attempted by the same city or town within the last forty-five (45) days.
- By providing this narrative with all the included information and exhibits and including a description and an accurate map of the exterior boundaries of the proposed annexation area. (See Exhibit E – Annexation Property Legal Description & Exhibit G – Annexation Area Map with Maricopa City Limits)
- By including in the previously mentioned map all rights-of-ways and roadways that are within or contiguous to the exterior boundaries of the proposed annexation area.
- By agreeing to and cooperating with the City/County/State agencies in the compliance to all other requirements of ARS 9-471.

### **4. Existing Land Use:**

As previously stated, most of the proposed annexation property is currently in agricultural production with other small parcels currently vacant, unused and undeveloped. Once annexed to the City of Maricopa, a Major Amendment to the Land use map of the City of Maricopa 2006 General Plan is required to change the existing land use designation of the City of Maricopa portion of the property from Employment to the proposed (MPC) Master Planned Community and to change the existing land use designation of the City of Casa Grande portion of the property from Neighborhoods to the proposed MPC designation.

### **5. Existing Roadway Conditions:**

Currently the Maricopa Casa Grande Highway exists as a major roadway at the north boundary of the GPA Property and has been classified as a 6 lane, high priority, Regionally Significant Route (RSR), Principal Arterial corridor in the Regionally Significant Routes for Safety and Mobility (RSRSM) Report finalized in December of 2008.



Access is provided to the Property by the existing and improved Anderson Road. Anderson Road currently exists as a two lane paved arterial traversing the site from the Maricopa Casa Grande Highway south to State Highway 84. Anderson Road is also indicated as a future 6 lane, high priority, Parkway, with 200-feet of full right-of-way, from Maricopa Casa Grande Highway to the I-8 Freeway Corridor as shown in the Maricopa Regional Transportation Plan October 2008 - the MAG Hidden Valley Framework Map reflects a Parkway between Maricopa Casa Grande Highway and I-8. All other roadways are only partially improved or exist as dirt farm roads.

The Val Vista conceptual Parkway runs approximatel through the middle of the project, as a continuation through the East-West Parkway (Aligned along the current Val Vista Rd between Maricopa Casa Grande Highway and Pinal Ave in Casa Grande). However, the Val Vista Parkway is not as high priority as the East-West Parkway.

At the south boundary of the site the east-west alignment of Teel Road west of the project dead-ends at the existing Nissan test track. The existing Pinal County Flood Control District's Santa Cruz Wash Channel exists along the eastern alignment of Teel Road east of Anderson Road.

One mile south of the site, the east-west alignment of Miller Road exists as a dirt road east of Anderson Road and as a two lane paved road to the west of Anderson Road. Miller Road is another roadway designated by the RSRSM as a future, high priority, RSR Principal Arterial.

It appears that the north-south alignment of Russell Road exists only as a dirt farm and maintenance road on the east boundary of the Property, most likely as a service road for the existing Maricopa Stanfield Irrigation District main north/south irrigation canal that is located along and within that alignment. There are no future Maricopa improvement plans for Russell Road

A mile west of Anderson Road a small portion of the north-south alignment of Murphy Road exists as an unimproved dirt road that dead-ends into the Ak-Chin Native American Community.

Interstate 10 is located approximately 11 miles due east of the Property along the Val Vista Blvd alignment; Interstate 8 is located approximately 9 miles due south of the Property along the Russell Road alignment.



## Exhibit A – Annexation Request Letter

November 14, 2013

Mr. Robert Goodhue  
Development Services Director  
City of Maricopa  
39700 W. Civic Center Plaza  
P.O. Box 610  
Maricopa, AZ 85139

RE: South Maricopa Anderson Corridor Annexation Request Letter

Dear Mr. Goodhue;

Philip Miller Consultants, LLC (PMC) on behalf of the property owners located within the revised limits of the application boundary, requests the annexation of properties named as the Anderson Russell Corridor containing approximately 831.65 acres of land and located in sections 15, 22, 23, and 26 of Township 5S, Range 4E of Pinal County. An amended annexation narrative containing all required exhibits, legal descriptions, maps, and a citizen participation plan have been re-submitted along with this current letter of request for staff review.

In anticipation of the on-going & future growth of the City of Maricopa and Pinal County, future use/development of the proposed annexation lands would be described as a proposed Master Planned Community with a mix of uses to include residential use; retail commercial use; office/employment use; public facilities; water service facilities; schools; and open space/parks.

On behalf of the property owners named above we look forward to working with the City of Maricopa leaders in the entitlement and development of these lands.

Sincerely;

Kelly Hall  
PM Consultants, LLC

**502-11-002-B**  
ANDERSON RUSSEL LLC.  
23.53 ac.

**502-11-002-A**  
**ANDERSON  
RUSSEL LLC.**  
14400 N 76th PI  
Scottsdale AZ 85260  
**131.53 ac.**

**502-12-002-0**

**502-12-002-0**  
**ANDERSON RUSSEL LLC.**  
14400 N 76th PI  
Scottsdale AZ 85260  
**270.00 ac.**

**502-14-001-0**  
**ANDERSON  
RUSSEL LLC.**  
14400 N 76th PI  
Scottsdale AZ 85260  
**320.00 ac.**

**VAL VISTA BLVD ALIGNMENT**

**ANDERSON ROAD**

**TEEL ROAD**

**TEEL ROAD**

**MARICOPA CASA GRANDE HIGHWAY  
UNION PACIFIC RAILROAD**

**RUSSELL ROAD**

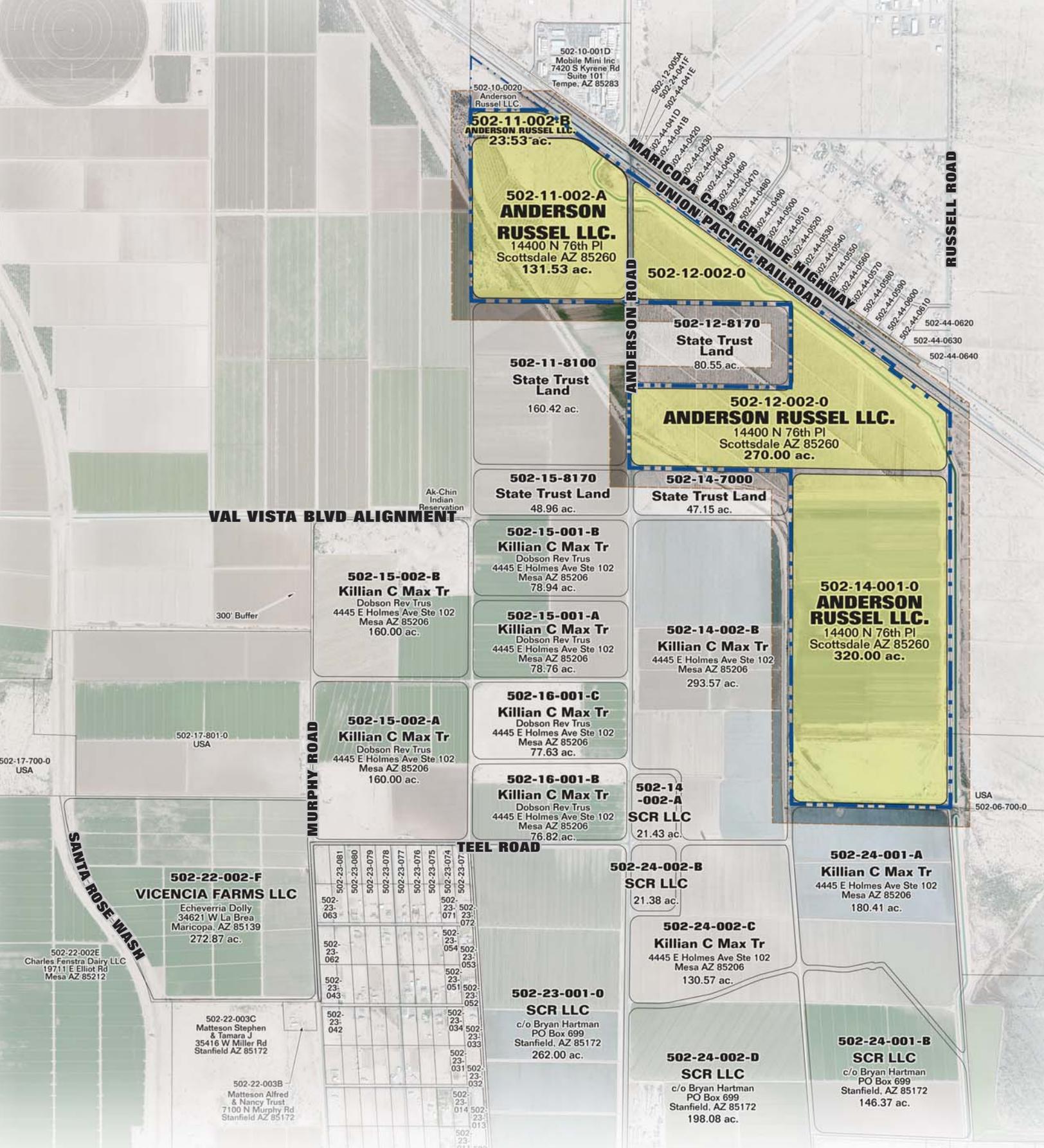
## South Maricopa Anderson Corridor Annexation

**Annexation Property Owners and Parcel Numbers**  
Exhibit B

10 December 2013

N:\01\0228601\Graphics\Exhibits\AndersonRussell - Annexation.indd





# South Maricopa Anderson Corridor Annexation

Pinal County Assessor's Map of Annexation Property  
Exhibit C

10 December 2013

N:\01\0228601\Graphics\Exhibits\AndersonRussell - Annexation.indd





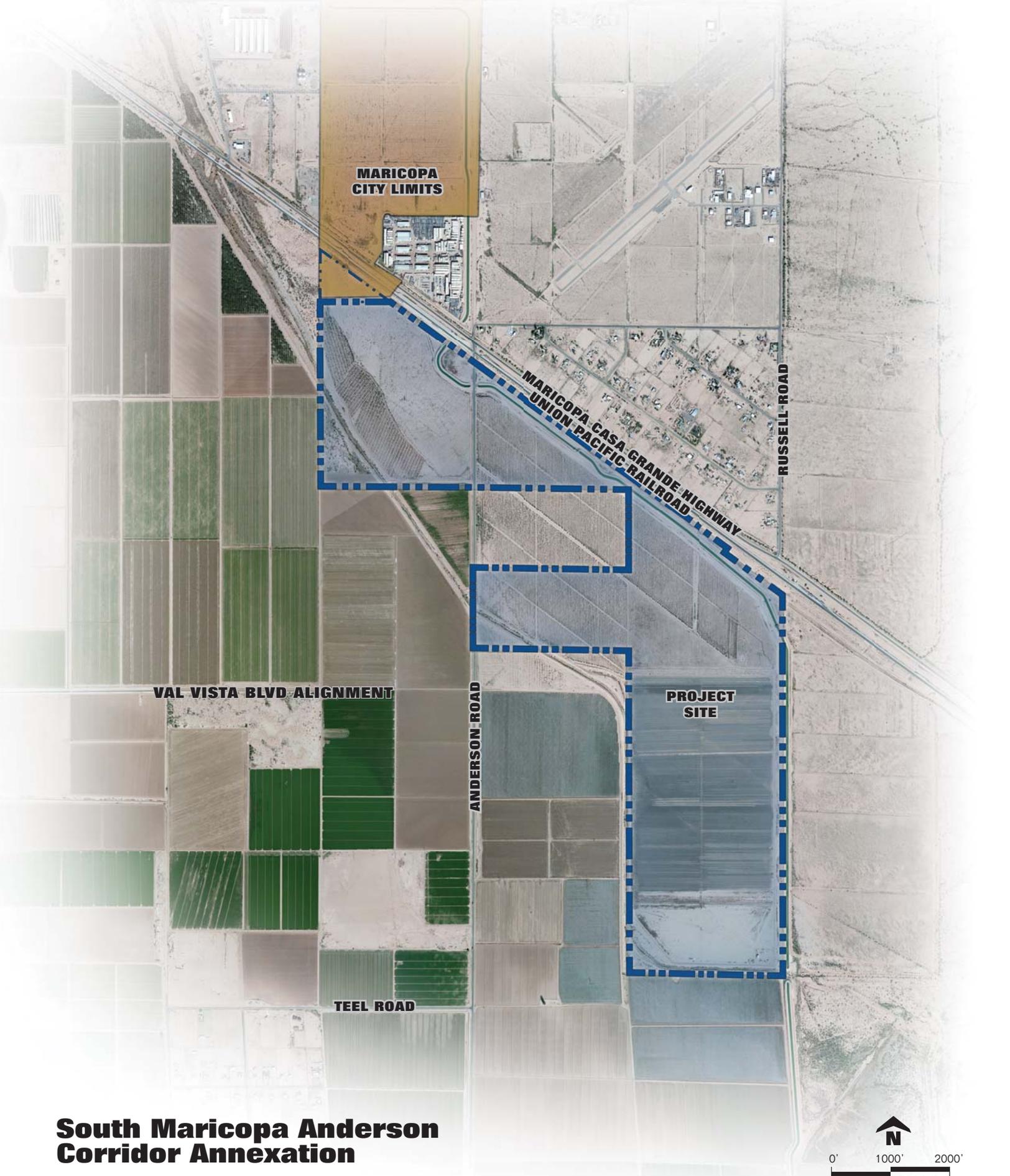
# South Maricopa Anderson Corridor Annexation

Aerial Photo of Annexation Property  
Exhibit D

TEEL ROAD

TEEL ROAD





# South Maricopa Anderson Corridor Annexation

Annexation Area Map with Maricopa City Limits  
Exhibit E

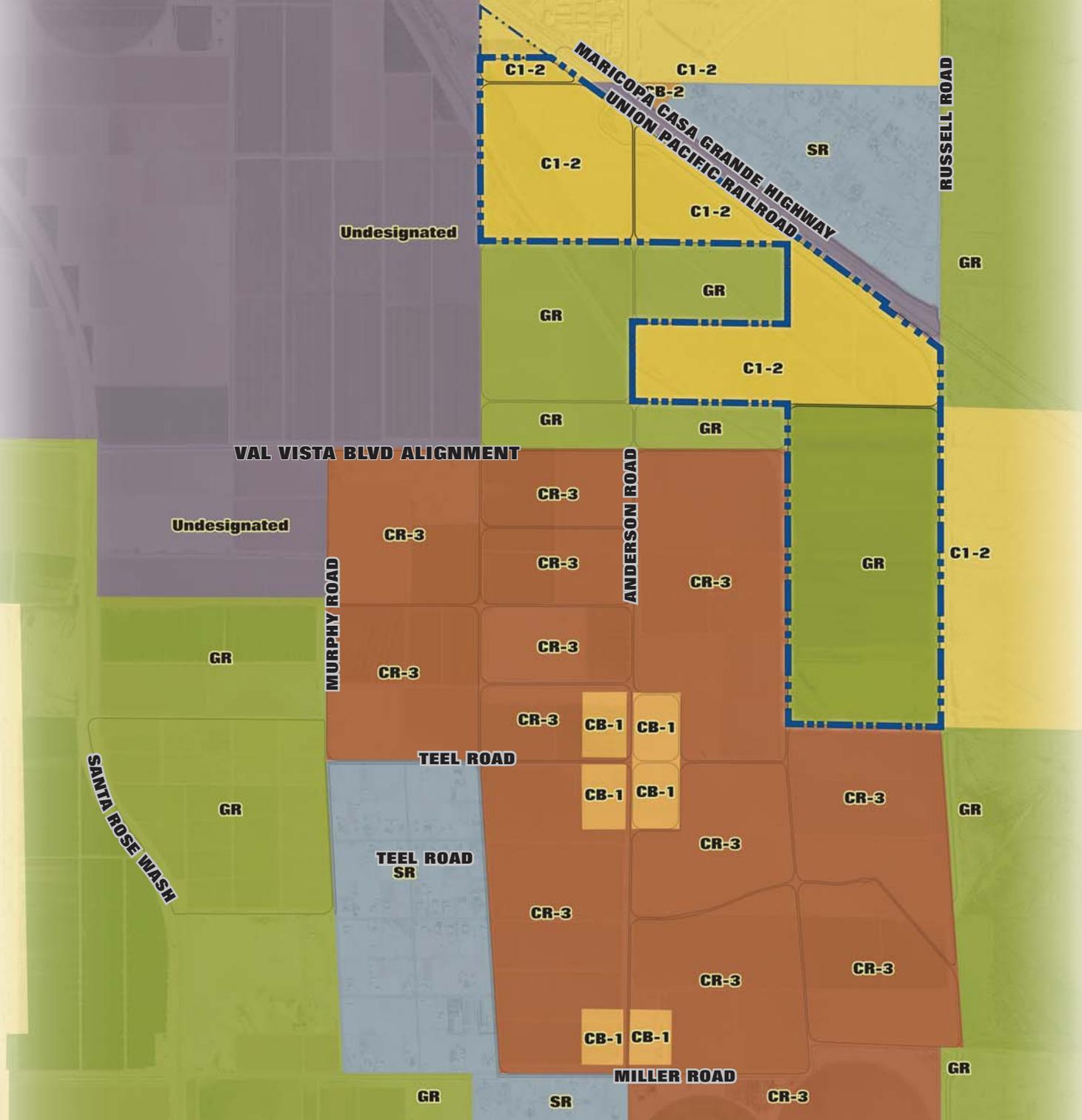


# South Maricopa Anderson Corridor Annexation

Existing Use and Zoning Map of Annexation Property and Adjacent Lands  
 Exhibit F

N:\01\0228601\Graphics\Exhibits\AndersonRussell - Annexation.indd

10 December 2013



## Exhibit G - Annexation Property Legal Description

October 3, 2013

### LEGAL DESCRIPTION FOR SOUTH MARICOPA ANDERSON CORRIDOR ANNEXATION

That part of Sections 15, 22, 23 and 26, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the G.L.O. Brass Cap marking the North Quarter Corner of said Section 15, from which the G.L.O. Brass Cap marking the Northeast Corner of said Section 15 bears South  $89^{\circ}46'24''$  East, a distance of 2,600.33 feet;

Thence South  $00^{\circ}25'09''$  West, along the West line of the Northeast Quarter of said Section 15, a distance of 2,709.13 feet to the Aluminum Cap marking the Center of Section 15;

Thence South  $00^{\circ}25'12''$  West, along the West line of the Southeast Quarter of said Section 15, a distance of 2,290.87 feet to the True Point of Beginning;

Thence South  $89^{\circ}34'48''$  East, a distance of 1,198.37 feet to a point on the Southwesterly right-of-way line of the Union Pacific Railroad;

Thence North  $36^{\circ}20'53''$  East, a distance of 350.00 feet to a point on the Northeasterly right-of-way line of the Maricopa-Casa Grande Highway;

Thence South  $53^{\circ}49'06''$  East, along said Northeasterly right-of-way line, a distance of 1,491.29 feet to a point on the West line of the Northwest Quarter of said Section 23, said point also being on the Northeasterly right-of-way line of the Maricopa-Casa Grande Highway as depicted on the plat of Saddleback Farms, recorded in Book 17 of Maps, Page 32, Records of Pinal County, Arizona;

Thence along last said Northeasterly right-of-way line of the Maricopa-Casa Grande Highway the following courses:

Thence South  $53^{\circ}49'06''$  East, a distance of 5,704.02 feet to the beginning of a tangent curve of 1,322.39 foot radius, concave Northeasterly;

Thence Southeasterly, along said curve, through a central angle of  $08^{\circ}17'00''$ , a distance of 191.18 feet;

Thence South  $62^{\circ}06'06''$  East, a distance of 322.52 feet;

Thence North  $36^{\circ}10'54''$  East, a distance of 39.74 feet;

Thence South  $53^{\circ}49'06''$  East, a distance of 108.41 feet to a point on a line which is parallel with and 33.00 feet Westerly, as measured at right angles, from the East line of the Southeast Quarter of said Section 23;

Legal Description for  
South Maricopa Anderson Corridor Annexation  
October 3, 2013

Thence South 00°00'57" East, departing said Northeasterly right-of-way line along said parallel line, a distance of 185.88 feet to a point on the Southwesterly right-of-way line of the Maricopa-Casa Grande Highway;

Thence South 53°49'06" East, along said Southwesterly right-of-way line, a distance of 40.89 feet to a point on the East line of the Southeast Quarter of said Section 23;

Thence South 00°00'57" East, along said East line, a distance of 1,467.43 feet to the Brass Cap in handhole marking the Southeast Corner of said Section 23;

Thence South 00°04'43" East, along the East line of said Section 26, a distance of 5,436.89 feet to the Southeast Corner of said Section 26;

Thence North 88°47'53" West, along the South line of the Southeast Quarter of said Section 26, a distance of 2,607.18 feet to the Aluminum Cap marking the South Quarter Corner of said Section 26;

Thence North 00°04'20" East, along the East line of Tract 37 of said Township 5 South, Range 4 East, a distance of 4,657.11 feet to the G.L.O. Brass Cap marking the Northeast Corner thereof;

Thence North 00°06'50" East, along the West line of the Northeast Quarter of said Section 26, a distance of 770.56 feet to the Northwest Corner thereof;

Thence North 88°59'42" West, along the South line of the Southwest Quarter of said Section 23, a distance of 2,592.13 feet to the Arizona Highway Department Brass Cap marking the Southwest Corner thereof;

Thence North 89°34'41" West, along the South line of the Southeast Quarter of said Section 22, a distance of 40.00 feet to a point on a line which is parallel with and 40.00 feet Westerly, as measured at right angles, from the East line of the Southeast Quarter of said Section 22;

Thence North 00°04'19" West, along said parallel line, a distance of 1,352.20 feet to a point on the North line of the South Half of the Southeast Quarter of said Section 22;

Thence South 89°35'06" East, along said North line, a distance of 40.00 feet to the Southwest Corner of the North Half of the Southwest Quarter of said Section 23;

Thence South 89°04'00" East, along the South line of the North Half of the Southwest Quarter of said Section 23, a distance of 2,592.07 feet to the Southeast Corner thereof;

Thence North 00°04'20" West, along the East line of the Southwest Quarter of said Section 23, a distance of 1,355.45 feet to the Center of said Section 23;

Legal Description for  
South Maricopa Anderson Corridor Annexation  
October 3, 2013

Thence North 89°08'19" West, along the North line of the Southwest Quarter of said Section 23, a distance of 2,592.01 feet to the Brass Cap in handhole marking the West Quarter Corner of said Section 23;

Thence North 89°35'31" West, along the South line of the Northeast Quarter of said Section 22, a distance of 2,608.85 feet to the Aluminum Cap marking the Center of said Section 22;

Thence North 00°15'44" West, along the West line fo the Northeast Quarter of said Section 22, a distance of 2,696.07 feet to the 1" Iron Pipe marking the North Quarter Corner of said Section 22;

Thence North 00°25'12" East, along the West line of the Southeast Quarter of said Section 15, a distance of 426.28 feet to the True Point of Beginning.

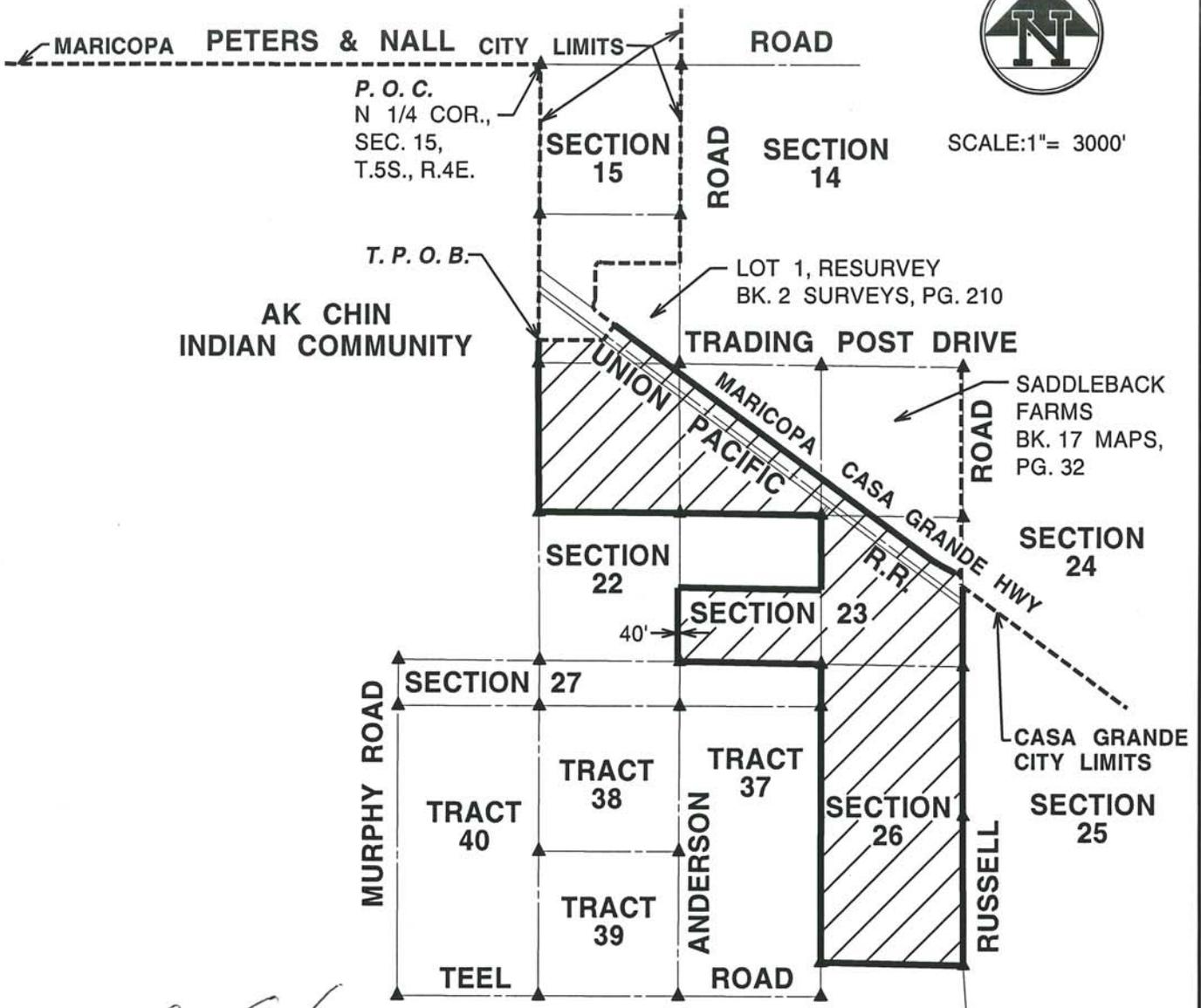
Containing 831.652 Acres, more or less.



Expires 6/30/2016



SCALE: 1" = 3000'



<b>EXHIBIT</b> N:\750003\LAND\EHANEXG.DGN	<b>SOUTH MARICOPA ANDERSON CORRIDOR ANNEXATION DESCRIPTION EXHIBIT</b>	JOB NO 01 0182904
4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 TELEPHONE (602) 264-6831	<b>COE &amp; VAN LOO</b> PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE	SHEET <b>1</b> OF <b>1</b>