



City Council Report

Date: April 21, 2014
To: City Council
Through: Kari Kent, Deputy City Manager
From: Christine Zielonka, Development and Sustainability Director
John Wesley, Planning Director
Subject: Public Hearing prior to release of petition for signatures for the proposed annexation case A14-04, located east of the northeast corner of Alma School Road and McLellan Road.
Council District 1

Strategic Initiatives



Purpose and Recommendation

The purpose of this agenda item is for the City Council to conduct a public hearing on the proposed annexation of 5.8± acres for A14-04, see Exhibit "A" attached annexation petition. Beus Gilbert PLLC initiated this annexation on behalf of the two property owners: Ray & Ada Ison and Mortgages LTD 401K Plan/G A Libling-Mark Winkleman. Following this hearing, the blank petition will be released for signatures. Once the signatures have been received the annexation ordinance will be brought back to the City Council for consideration of adoption. Staff anticipates making a recommendation of approval for the annexation.

Background

The proposed annexation is primarily vacant, however, there is one occupied house, one abandoned house and the pad of a previously razed house, all were developed in the County. The total 5.8± acre site, along with the 6.9± acre companion case A14-03, is proposed to be developed into a 78-lot subdivision. There is currently an application for a minor General Plan amendment, rezoning to RSL4.0 with a PAD overlay and a preliminary plat in for review. It is tentatively scheduled for the May 21, 2014 Planning & Zoning Board hearing. Staff is currently reviewing the proposed development request for conformance to Mesa's General Plan, Zoning Ordinance, and Subdivision Regulations standards.

This site falls within Mesa's planning area and has a General Plan (GP) designation of Medium Density Residential, 4-6 dwelling units/acre (MDR 4-6). There is an application for a minor General Plan Amendment to change the land use designation to Medium Density Residential 6-10 dwelling units/acre. It is zoned RU-43 in the County, which is comparable to Mesa's RS-43 zoning classification.

Upon annexation the City is required, by State statute, to initiate a zoning case to establish zoning for the property comparable to the existing County zoning. The applicant has applied for rezoning and preliminary plat approval. Staff proposes placing these items on the same agenda at a future City Council meeting.

Discussion

Annexation would mean that any future development of this site would be to the City of Mesa standards, including: subdivision regulations, residential design standards, storm water retention, street improvements, landscaping, screening, and signage. The City would collect development fees and supply utilities and services.

City of Mesa divisions of Transportation, Engineering, Water Resources, Energy Resources, Police, Fire, Development and Sustainability, Information Technology, Solid Waste, Tax and Licensing, Parks, Recreation, and Commercial Facilities, Planning, and Customer Service Departments have reviewed this annexation. Below is a summary of their review.

Transportation

Transportation has reviewed the proposed annexation and communicated that any future development will be required to meet City of Mesa standards.

Engineering

Engineering has reviewed the proposed annexation and indicated that future development of the site will require on-site retention and offsite drainage flows to be designed to comply with Chapter 8 of the most current Engineering Procedures Manual.

Water

This site is located in the City Pressure Zone. Only waterlines designated to service the City Zone should be connected to for water service. There is a 96" Water Transmission Main in a 25' PUE along the north property line that is jointly owned by City of Mesa and Phoenix. No encroachments into this PUE will be allowed this includes retention basins. The 25' PUE must remain clear and have all-weather access per the City of Mesa Engineering Design Standards. There is an existing 8" waterline in McLellan that may be connected to for water service.

Sewer

Future development of the property will require on-site sewers to serve proposed development in accordance with City Design Standards.

Gas

The proposed project lies within the City of Mesa Energy Resources Department's natural gas service territory.

Energy Resources

No comments, not in City of Mesa electric service area.

Police

Police has no identified issues with this annexation.

Fire

This is unimproved property. The Fire Department recommends acceptance based on the fact that all Fire Department requirements will need to be met in conjunction with any future development of this property.

Development and Sustainability

Any development will require City of Mesa permits and compliance with all City Codes.

Information Technology

IT has no issues with this annexation

Solid Waste

Solid Waste has reviewed and has not comments on the annexation. The future development final design, installation, construction, location, number, access route and collection vehicle turning radius shall comply with City of Mesa Standard Detail M-62.01 through M-62.07*.

Tax and Licensing

Tax and Licensing has no identified issues with this annexation.

Parks, Recreation, and Commercial Facilities

PRCF has no identified issues with this annexation.

Planning

1. This area has a General Plan designation of MDR 4-6 with a target density of 5.0 du/ac. The current Maricopa County Zoning for this land is Rural-43, which is comparable to City of Mesa Zoning of RS-43.
2. This property is a part of an application for a minor General Plan Amendment to revise the land use classification from MDR 4-6 to MDR 6-10, a rezoning to RSL4.0 with a PAD overlay and a preliminary plat for a 78 lot subdivision project. This application is tentatively scheduled for the May 21, 2014 Planning & Zoning Board hearing.

Customer Service

Customer Service has no identified issues with this annexation.

Real Estate

Real Estate has no identified issues with this annexation.

Fiscal Impact

Annexation of this site will result in the collection of any future secondary property tax, construction tax, and development fees generated from this site. Any future residential development on the site would result in additional state shared revenues of approximately \$361 per capita.

GENERAL INFORMATION

A14-04

Area	5.8+ Acres
Dwelling Units	1 Home
Existing Businesses	0 Businesses
Arterial Streets	0 feet
Total Owners	2 Owners
Total Assessed Valuation (County Assessor)	awaiting information