



City Council Report

Date: July 1, 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 A12-04, located at 2822 North 88th Place Council District 5

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 .99± acres for A12-04, see Exhibit "A" attached to the annexation petition. Carolyn Oberholtzer with Bergin, Frakes, Smalley & Oberholtzer initiated this annexation on behalf of Richard Spector, Managing Trustee, Copperwall Irrevocable Trust. 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 an existing single family residence in a residential neighborhood that was developed in the County. The parcel has one property owner. The property owner is pursuing annexation because he desires to be within the City of Mesa. This site falls within Mesa's planning area and has a General Plan (GP) designation of Low Density Residential, 0-1 dwelling units/acre (LDR 0-1). It is zoned R1-35 in the County, which is comparable to Mesa's RS-35 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.

Discussion

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.

Existing Conditions

- The property is currently developed as a single family residence with accessory structures.
- Water service is provided by a shared well and wastewater is collected by a septic system.
- The property has frontage on two roads – 88th St, which is a public County street, on the west and 88th Pl, which is a private drive, on the east.
- The closest fire hydrant is located on the northwest corner of 88th St and McDowell.

Transportation

Transportation identified the need to have right-of-way dedicated to the City on 88th Street to achieve 20' east of the monument line of 88th Street along the annexation frontage area. The private roadway of 88th Place is not constructed to City standards and should not be considered for dedication as a City street. Transportation recommends that the annexation include an in lieu payment for future improvements along the east side of 88th Street. Transportation expects 88th Street to have a 34' local street cross section.

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 Range Rider Service Zone. Connection should be made to the 12" ACP waterline located on the north side of McDowell that is designated for the Range Rider Zone.

If the home is over 3,600 square feet they need a fire flow test to verify that they have adequate pressure and flow per Chapter 7 of CITY Code Section 508.3.1.3. The required fire flow rates they need to achieve is listed in the adopted 2006 IFC Appendix B. The fire flow test must occur at the planned points of connection. A private fire protection company shall perform the tests and certify the results. A permit issued by the Building Safety Department is required for the flow test and a minimum of 48 hours' notice is required prior to performing the test. Flow tests must be conducted during periods of high water use, such as 6:00 am to 8:00 am and achieve a minimum pressure drop of 5 psi during testing. The fire flow test will demonstrate that actual capacity of the existing offsite water system in the area.

Based on the water model static water pressure in this area is 95 psi and we don't anticipate any issue getting the required fire flow.

Sewer

The property owner is required to extend the existing 8" sewer in 88th St north from McDowell across their frontage.

Gas

The proposed project lies within the City of Mesa Energy Resources Division'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

The Fire Department recommendation for acceptance is based on the commitment by the applicant to install an additional hydrant and install fire sprinklers in the current home, garage, and sound studio prior to annexation final approval. The installation of these sprinklers will satisfy the requirement of 1)(e)., and the hydrant installation will satisfy 2)(a).

- 1) Fire access:
 - a) Roadways are a minimum of 34 feet wide.
 - b) If less than 34 feet, then no parking shall be posted on one side of the roadway if greater than 28 feet wide and both sides of the roadway if less than 28 feet but greater than 20 feet. Fire access roadways shall not be less than 20 feet wide.
 - c) Roadways are to have an all-weather surface (concrete or asphalt).
 - d) Washes shall be bridged (culverts or other appropriate method) to prevent water from flowing over the roadway.
 - e) The roadway must be within 150 feet of all portions of the first floor of all buildings on the property. The alternative to this requirement is to provide a fire lane around the home or install fire sprinklers.
- 2) Water supply:
 - a) There must be at least one fire hydrant directly adjacent to the property on the access roadway and within 250 feet of the center point of the property on the access roadway. In this case the hydrants would need to be on 88th place.
 - b) The buildings on the property are larger than the number of fire hydrants in the vicinity will support.

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

The Solid Waste Division did not have any concerns as long as the cul-de-sac meets current Fire turning radius.

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

This site falls within Mesa's planning area and has a General Plan (GP) designation of Low Density Residential, 0-1 dwelling units/acre (LDR 0-1). It is zoned R1-35 in the County, which is comparable to Mesa's RS-35 zoning classification.

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**A12-04**

Area99± Acres
Dwelling Units	1 Home
Existing Businesses	0 Businesses
Arterial Streets	0 feet
Total Owners	1 Owner
Total Assessed Valuation (County Assessor)	awaiting information