



City Council Report

Date: August 18, 2014
To: City Council
Through: Kari Kent, Deputy City Manager
From: Christine Zielonka, Development and Sustainability Director
John Wesley, Planning Director
Subject: Introduction of ordinance for the proposed annexation case A14-005, located east of Crismon Road on the north side of Brown Road (19± acres).
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 19± acres located east of Crismon Road on the north side of Brown Road (see Exhibit "A" attached to the Annexation Petition). This annexation was initiated by the property owner. The annexation petition has been returned with the two property owner signatures. This constitutes 100% of property ownership in favor of annexation. Staff is recommending approval of the annexation.

Background

The proposed annexation area is an undeveloped parcel within Maricopa County. The property owner is seeking annexation in order to receive City services and to develop the property under Mesa zoning, subdivision, and building standards.

The site is currently zoned R1-35 in Maricopa County. This zoning classification is comparable to the RS-35 zoning classification within the City of Mesa zoning ordinance. This zoning category allows the development of a single-residence land use. Upon annexation the City will initiate a zoning case to establish comparable zoning for the property. The City of Mesa 2025 General Plan designates the area as Low Density Residential 0-1 dwelling units/acre (LDR 0-1). The property owner has made an application for a General Plan Amendment to change the land use designation for the property to Low Density Residential 1-2 du/acre (LDR 1-2) with a concurrent rezoning request for RS-15 PAD zoning. The annexation, comparable zoning, General Plan amendment, and rezoning of the property will be heard on the same agenda at a future City Council meeting.

Discussion

Annexation will allow the future development of this area to take place under Mesa zoning, subdivision, and building standards. The City would also collect the development fees as well as supply some of the utilities.

Divisions of the Transportation, Engineering, Water Resources, Energy Resources, Police, Fire, Development and Sustainability, Solid Waste, Parks, Recreation, and Commercial Facilities, Planning, and Customer Service Departments have reviewed this annexation. Below is a summary of their review.

Transportation

When annexed, this land will develop to Mesa standards. Transportation has reviewed the proposed development and communicated requirements and concerns to the applicant.

Engineering

At the time of development, on-site retention and offsite drainage flows will need to be designed to comply with Chapter 8 of the most current Engineering Procedures Manual.

Water

Water – This property lies in the Arizona Water Company service territory.

Sewer

There is an existing 8" sewer line in Brown Road that will be extended across the frontage of the annexation area at the time of the development of the property.

Gas

This property lies in Southwest Gas (SWG) service territory.

Energy Resources

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

Development and Sustainability

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

Parks, Recreation and Commercial Facilities

Parks has no concerns with this annexation.

Solid Waste

Once residences are constructed, 95-gallon container residential curbside refuse and recycle collection service would be appropriate. Residents would be required to place barrels out for collection directly behind the sidewalk. Each commodity would be collected once per week.

Police

The Police Department has not expressed any concerns 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.

Planning

The site is currently zoned Rural 35 in Maricopa County. In compliance with state statute, upon annexation the City of Mesa will initiate a rezoning case to establish City of Mesa zoning that is comparable to the existing land use on the property. The comparable City zoning category is RS-35. This zoning category allows single-residences on 35,000 s.f. lots. The property owner has made an application for a General Plan Amendment to change the land use designation for the property to Low Density Residential 1-2 du/acre (LDR 1-2) with a concurrent rezoning request for RS-15 PAD zoning. The annexation, comparable zoning, General Plan amendment, and rezoning of the property will be heard on the same agenda at a future City Council meeting.

Customer Service

Customer Service has no issues with this annexation.

Real Estate

Any existing public easements that conflict with proposed development will need to be extinguished by separate document and not by the plat.

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

Area	19± Acres
Population	0 People
Dwelling Units	0 Homes
Existing Businesses	0 Businesses
Arterial Streets	0 feet
Total Owners	1 Owner
Total Assessed Valuation (County Assessor)	\$79,372