



City Council Report

Date: May 2, 2016
To: City Council
Through: Kari Kent, Assistant City Manager
From: Christine Zielonka, Development and Sustainability Director
John Wesley, Planning Director
Subject: Introduction of an ordinance for the proposed annexation case A16-01, located north of the Loop 202 Red Mountain Freeway between Gilbert Road and Val Vista Drive.
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 82.9± acres located at the intersection of the Loop 202 Freeway and the Thomas Road overpass, between Val Vista Drive and Gilbert Road (see Exhibit "A"). The annexation area includes a single parcel of land that is owned by the City of Mesa with the remainder of the area being ADOT right-of-way for the freeway.

This annexation was initiated by the City of Mesa in order to bring a city-owned parcel into the municipal boundaries of Mesa. The annexation petition has been signed by the City of Mesa, and as the only owner of real property within the annexation area represents 100% of the property ownership. Staff is recommending approval of the annexation.

Background

The proposed annexation area consists of one undeveloped parcel, owned by the City of Mesa, located on the north side of Thomas Road just west of the overpass for the Loop 202 Freeway. The remainder of the annexation area is ADOT right of way for the Loop 202 Freeway.

Currently, the Maricopa County zoning designation is RU-43 for the parcel. The City of Mesa 2040 General Plan designates the site as a Neighborhood Character Type. Upon annexation the City will initiate a zoning case to establish a comparable zoning

district on the property of RS-43.

Discussion

Annexation would mean that any future development of this site would be developed under the City of Mesa standards, including: storm water retention, street improvements, landscaping, screening, and signage. The City would also collect the development fees as well as supply the utilities.

Because this is City owned land, we have not sought the usual review by other City departments as part of this annexation review.

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.

GENERAL INFORMATION

Area	82.9± Acres
Population	0 People
Dwelling Units	0 Homes
Existing Businesses	0 Businesses
Arterial Streets	0 feet
Total Owners	1 Owner
Total Assessed Valuation	\$169,831