



City Council Report

Date: July 5, 2016
To: City Council
Through: Keri Kent, Deputy City Manager
From: Christine Zielonka, Development Services Director
John Wesley, Planning Director
Subject: Public Hearing prior to release of petition for signatures for the proposed annexation case A13-05, located at the southwest corner of Brown Road and 98th Street
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 2.03± acres, see Exhibit "A". Jared Cox, of Garner Cox Engineering, representing the property owners, Cole Builders, Inc., initiated this annexation. 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 area consists of two one-acre lots. The expressed intent is to develop each lot with a single residence.

This site falls within Mesa's planning area. Its General Plan (GP) Character Area is "Neighborhoods". The Sub-Types of the Character Area that apply to this land are "Large Lot/Rural" & "Desert Uplands". It is zoned RU-43 in the County, which is comparable to Mesa's RS-43 zoning classification. RS-43 standards require acre-sized lots, which is in keeping with the GP character area and sub-types. The applicant's intent to develop single residences on these lots is in conformance with the General Plan.

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. Staff intends to place the Comparative Zoning request on the same agenda with the annexation request.

Discussion

Annexation would mean that any 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 departments/divisions of Transportation, Water Resources, Police, Fire, Development Services, Solid Waste, Planning, and GIS/Addressing, have commented on this annexation. Below is a summary of their review.

Transportation

Transportation has no objections to the annexation. However, when the parcels are developed, especially the SWC of 98th St and Brown Rd, the west side half street frontage of the parcel will need to be developed per City Detail M-19.01. Street lighting for Brown Rd will need to meet City Code requirements. If the SWC is not ADA compliant, the development will need to bring it into current compliance. There may be additional comments when construction documents are received for review.

Existing ROW on Brown Rd appears to be 55' from monument line to the south across both parcels. This will need to be verified.

Existing ROW on 98th St appears to be 25' from monument line to the west across the parcel frontage. This will need to be verified. If ROW is verified, then no additional ROW required by Transportation. Transportation will, however, defer additional ROW or Easement requirements to other City Departments.

Water

This site is located in the County Line Pressure Zone. Only waterlines designated to service the County Line Zone should be connected to for water service. There are 12" water lines in Brown Rd and 98th St that may be connected to for water service. The 36" water main in Brown shall not be connected to for water service.

Sewer

An existing 10" main along the north side of Brown Rd. will serve the parcels.

Gas

City of Mesa's gas main is adjacent to the property.

Police

Two single residences in the area were used to gauge potential increase in calls for service. During 2015 the sampled addresses generated a total of 3 calls for service. It is expected that these new lots will generate a similar number of calls.

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 Services

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

Solid Waste

Barrel service may be provided on Brown Road. 98th Street is currently a dirt road. Service on 98th street would depend on the development of the street.

Planning

1. This area has a General Plan character area of "Neighborhoods". The current Maricopa County zoning for this land is Rural-43, which is comparable to City of Mesa Zoning of RS-43.
2. The proposed annexation area consists of two undeveloped, one-acre lots that front on Brown Rd. The lots meet the dimensional standards and minimum area requirements for the RS-43.
3. Single-residences on large lots fronting onto Brown Rd. is not ideal, from a Planning standpoint. This, however, is the pattern that exists on this side of Brown Rd, in the block between 96th and 98th Streets. Planning would recommend revising the lots to front onto 98th St. in order for the houses to front onto a street that is more residential in scale.
4. This project is in Desert Uplands and is subject to the Desert Uplands area. DU standards would be encouraged when these lots develop.

GIS/Addressing

The City will need to assign property addresses when permits are requested.

Fiscal Impact

Annexation of this site will result in the collection of any future secondary property tax, construction tax, and development fees generated by this site. Development of the site will add state shared revenues of approximately \$361 per capita.

GENERAL INFORMATION

Area	2.03± 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 FCV)	\$122,200