



City Council Report

Date: March 20, 2017
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 A16-02, located south of Main Street and west of Ellsworth Road (36.58±acres)
Council District 5

Purpose and Recommendation

The purpose of this agenda item is for the introduction of an ordinance for the proposed annexation of 36.58± acres (see Exhibit “A”).

This annexation was initiated by Randy Carter, of Sketch Architecture Company for the applicant, Rodger Overson. The annexation petition has been returned with 100% of the property owners signing the petition. Staff is recommending approval of the annexation.

Background

The annexation area includes three privately-owned parcels with the remainder of the area being ADOT right-of-way for the Loop 202 freeway. The proposed annexation area is located south of Main Street and west of Ellsworth Road.

Staff has expanded the annexation area beyond what the applicant owns to include the Loop 202 right of way directly adjacent. This follows the annexation pattern in this area and will connect to a portion of the 202 to the south of this annexation.

The applicant had initially proposed an apartment complex for the site, and the department review comments are based on that proposal. The applicant has since indicated that the proposed use of the land is unspecified.

The current Maricopa County Zoning for this land is C-3 (General Commercial) along the Main Street frontage, and RU-43 (Large-Lot Residential) for the two parcels south of the frontage. These are comparable to City of Mesa zoning districts GC and RS-43.

Discussion

This land has a General Plan character area designation of “Neighborhoods”. This designation can allow a wide range of uses from single-residence to multiple-residence to office to retail commercial in a neighborhood context. 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.

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 issues with the Annexation request.

Water: Water has no issue with this annexation request. This site is located in the Desert Sage Pressure Zone. Only waterlines designated to service the Desert Sage Zone should be connected to for water service. For the property west of the Loop 202 there is an 8” Desert Sage waterline on the north side of Main St. that may be connected to for water service.

Sewer: Wastewater has no objections to this annexation. The area west of the 202 can be served by extending the existing sewer at Broadway and S. Glenmar Rd north in Glenmar to the site. The area east of the 202 can be served by extending the existing sewer in 90th St.

Police: Based on the initial proposal for an apartment complex on this site, a development of similar size was used to gauge potential increase in calls for service. During 2015 the comparison address generated 180 dispatched calls for service, 64 of which required an actual police report and/or some sort of follow-up to be completed. Police would expect to need to add an additional .33 officers to cover the calls for service to the area.

Fire: This is unimproved property. The Fire Department recommends acceptance since 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: All new development to comply with Solid Waste specifications.

Planning: State Statute requires Mesa to rezone newly-annexed land, assigning City zoning that is comparable to County zoning. This comparable rezoning is being processed and will be on a future Council agenda.

While the applicant had originally requested a subsequent rezoning for multi-residential use of the property, that request has been withdrawn and the proposed use is unknown at this time. Any rezoning request will be based on a proposed site plan which will be evaluated for compliance with the General Plan and Zoning Ordinance.

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 from this site.

GENERAL INFORMATION

Area	36.58± Acres
Population	0 People
Dwelling Units	0 Homes
Existing Businesses	0 Businesses
Arterial Streets	0 feet
Total Owners	1 Owner
Total Assessed Valuation of private land.....	\$288,315