



City Council Report

Date: July 3, 2017
To: City Council
Through: Kari Kent, Assistant City Manager
From: Christine Zielonka, Development and Sustainability Director
John Wesley, Planning Director
Subject: Public Hearing prior to the release of the petition for signatures for annexation case A17-001, located south of Thomas Road and west of Hawes Road (13.67±acres)
Council District 5

Purpose and Recommendation

The purpose of this agenda item is for the City Council to conduct a public hearing on the proposed annexation of 13.67± acres (see Exhibit “A”).

This annexation was initiated by the applicant, Paul Dugas of McDowell Citrus 100, LLC for the owners, Brent C. and Deborah I. Berge. Following this hearing, the annexation petition will be released for signature. 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 annexation area is one privately-owned, undeveloped parcel with frontage on Hawes Road and Redberry. The applicant has proposed a residential subdivision for the site.

The current Maricopa County Zoning for this land is R1-35 (Large-Lot Residential). This is comparable to City of Mesa zoning district RS-35.

Discussion

This land has a General Plan character area designation of “Neighborhoods” and falls within the Desert Uplands Area. A large-lot residential subdivision that observes Desert Uplands development standards would be appropriate here. If annexed, any development of this site will be to City of Mesa standards, including: storm water retention, street improvements, landscaping, screening, and signage. The City will also collect the development fees as well as supply water and gas utilities.

City of Mesa departments/divisions of Transportation, Water Resources, Energy 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 in the Apache Junction Pressure Zone. Only waterlines designated to service the Apache Junction Zone should be connected to for water service. An existing 20" waterline in Hawes Road may be connected into for water service. Additional, smaller lines in Hawes Road and Redberry should be analyzed for capacity and may need to be upsized if they are to be used.

Electric:

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

Gas:

The proposed project lies within the City of Mesa Energy Resources Department's natural gas service territory. Gas is available in Hawes Road.

Sewer:

On-site sewers will be required with the development of this site. The applicant is currently proposing a force main.

Police:

Police has no identified issues with this annexation.

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 will need 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 concurrent with the annexation.

The applicant is requesting a subsequent rezoning from RS-35 to RS-35-PAD. That rezoning request will be based on a proposed site plan which will be evaluated for compliance with the General Plan, Zoning Ordinance and Desert Uplands Standards.

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	13.67± 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.....	\$259,080