



City Council Report

Date: December 11, 2017
To: City Council
Through: Kari Kent, Assistant City Manager
From: Christine Zielonka, Development Services Director
John Wesley, Planning Director
Subject: Ordinance for proposed de-annexation case ANX17-00442, located east of Higley Road and north of Baseline Road.
Council District 2

Purpose and Recommendation

The purpose of this agenda item is for the City Council to conduct a public hearing on the proposed de-annexation of 0.35± acres, see Exhibit “A”. This de-annexation is being initiated by the City of Mesa to allow for annexation into the Town of Gilbert.

Background

The proposed de-annexation area consists of one vacant, undeveloped parcel located on Inverness Avenue (north of Baseline Road and east of Higley Road). Currently, the City of Mesa zoning designation is RM-3 PAD. The City of Mesa 2040 General Plan designates the area as Specialty District. The property is approximately 0.35 acres and is contiguous to the Town of Gilbert.

Discussion

The de-annexation area is part of a larger 5.65± acre parcel, all of which is owned by a single private developer. Approximately 5.3 acres of the parcel is in the Town of Gilbert with the remaining 0.35 acres in the City of Mesa. The de-annexation area is long and narrow in shape (approximately 26.4' x 578.5') and is undevelopable as a standalone parcel. The property owner has submitted a request to the Town of Gilbert to develop the 5.6 acre parcel, but to allow the property owner full use of his property, this strip of land will need to be de-annexed from the City of Mesa and annexed into the Town of Gilbert.

Alternatives

The de-annexation area is too small to develop on its own. It is clear in looking at aerial photographs and parcel maps that this strip of land is part of the larger parcel

in the Town of Gilbert. The reason the area has been assigned its own parcel number is it crosses a jurisdictional boundary between the City of Mesa and the Town of Gilbert. Therefore, staff has come to the conclusion that there are no other viable alternatives to de-annexing this strip parcel.

GENERAL INFORMATION

Area	0.35± Acres
Population	0 People
Dwelling Units	0 Homes
Existing Businesses	0 Businesses
Arterial Streets	0 feet
Total Owners	1 Owner