



City Council Report

Date: May 7, 2018
To: City Council
Through: Kari Kent, Assistant City Manager
From: Christine Zielonka, Development Services Director
John D. Wesley, AICP, Planning Director
Beth Hughes-Ornelas, Deputy Director Development Services
Subject: Development Agreement deferring sewer improvements associated with the creation of two residential lots east of 1849 South Recker Road (Council District 2)

Purpose and Recommendation

This resolution is for the approval of a development agreement that will defer sewer improvements for the development of two new homes located in the 1800 block of South Recker Road (east side) north of East Baseline Road.

Staff recommends the approval of the development agreement with the property owner.

Background

The property owner has submitted an application to rezone approximately 3.8 acres from AG to RS-43 BIZ to allow for a land split that will create two additional lots for single family residences. As a result of the rezoning request, the new lots are required to develop in accordance with Mesa City Code, which includes extending sewer lines to the properties. Due to special conditions associated with the property, such as existing site conditions, grade and the closest available sewer main located more than 1,000' from the property, the property owner has been granted a deferment of the requirement to extend a sewer line to the property.

Discussion

In lieu of extending a sewer main line and connecting to the City system, the property owner may install one private fully contained on-site wastewater treatment system (aka septic system) for each of the two new homes. The owner is agreeing to connect to the City's sewer system if a sewer main line is extended in Recker Road adjacent to the property and any of the following occur:

- The septic system does not have enough capacity;
- The septic system requires repair, replacement or modification;
- Failure of the septic system.

Alternatives

APPROVAL OF THE DEVELOPMENT AGREEMENT.

Approval of the development agreement will facilitate the development of two new single family residences. Both the City and the owner will benefit from the proposed development.

DO NOT APPROVE THE DEVELOPMENT AGREEMENT.

If the development agreement is not approved, the two new homes will likely not be constructed and the property will be underutilized.