



City Council Report

Date: August 27, 2018
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 ANX18-00302, located south of Thomas Road and west of Hawes Road (13.7± 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 13.7± acres (see Exhibit "A"). State Statute requires the blank annexation petition to be recorded prior to the public hearing (A.R.S. §9-471-A). The blank petition was recorded on August 1, 2018.

This annexation was initiated by the applicant, Alexandra Schuchter, Diversified Partners, LLC, for the owner, Berge Revocable Trust. 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. The applicant has proposed a residential subdivision for the site.

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

Discussion

This land has a General Plan character area designation of "Neighborhood: Desert Uplands". 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. The property borders existing Mesa City Limits on two sides. Utilities and City services are already provided in the area and extension of these services will have minimal impact on the City.

City of Mesa departments/divisions of Engineering, Transportation, Fire, Energy Resources – Gas, Solid Waste, Water Resources and Energy Resources have provided comments related to the future development of the property; however, none of the comments pertain to the annexation of the currently vacant property.

Planning:

State Statute also requires Mesa to adopt zoning classifications that permit densities and uses comparable to those permitted in the County immediately prior to annexation (A.R.S. §9-471-L). The property is currently zoned R1-35 (Single-Family Residential) in Maricopa County, which is comparable to City of Mesa zoning district RS-35. Comparable zoning will be established in the annexation ordinance.

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	4.5± Acres
Population	0 People
Dwelling Units	0 Homes
Existing Businesses	0 Businesses
Arterial Streets	0 feet
Total Owners	1 Owners
Total Assessed Valuation of private land.....	\$100,699