



City Council Report

Date: November 5, 2018
To: City Council
Through: Kari Kent, Assistant City Manager
From: Christine Zielonka, Development Services Director
John Wesley, Planning Director
Subject: Introduction of an Ordinance for annexation case ANX18-00471, located east of Signal Butte Road and south of University Drive (5.91± 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 5.91± acres (see Exhibit “A”).

This annexation was initiated by the applicant, Babbitt Nelson Engineering, for the owners, Funk Family Enterprises, LLC. The annexation petition has been returned with the property owners signing the petition.

Staff recommends approval of the annexation.

Background

The annexation area consists of two privately owned, undeveloped parcels with frontage on Signal Butte Road. The applicant has proposed a residential subdivision for the site.

The current Maricopa County Zoning designation for this property is R1-8 (Single-Family Residential), which is comparable to City of Mesa zoning district RS-9. The comparable zoning will be established through the annexation ordinance. The applicant has also submitted a subsequent rezoning application to allow the development of a 37-unit single-family detached development (ZON18-00470)

Discussion

This land has a General Plan character area designation of “Neighborhood: Suburban”. 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 is surrounded by existing Mesa City

Limits on three 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 a zoning classification on newly annexed property that permits densities and uses no greater than those allowed in the County immediately before annexation (A.R.S. §9-471-L). The property is currently zoned R1-8 (Single-Family Residential) in Maricopa County. The comparable City of Mesa zoning designation of RS-9 will be established by 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	5.91± Acres
Population	0 People
Dwelling Units	0 Homes
Existing Businesses	0 Businesses
Arterial Streets	0 feet
Total Owners	2 Owners
Total Assessed Valuation of private land.....	\$18,903.00