



City Council Report

Date: July 8, 2019
To: City Council
Through: Kari Kent, Assistant City Manager
From: Christine Zielonka, Development Services Director
Nana Appiah, Planning Director
Subject: Public Hearing prior to the release of the petition for signatures for annexation case ANX18-00031, located south of Williams Field Road and west of Signal Butte Road (162.4± acres) *Council District 6*

Purpose and Recommendation

The purpose of this agenda item is for the City Council to conduct a public hearing on the proposed annexation of 162.4± acres (see Exhibit "A"). State Statute requires the City Council hold a public hearing to consider the release of the annexation petition within the last 10 days of the 30 day waiting period after the recordation of the blank annexation petition (A.R.S. §9-471-A). The blank petition was recorded on June 11, 2019.

This annexation was initiated by the applicant, Dennis Newcombe, Beus Gilbert PLLC, for the owner, Pacific Proving, LLC. Following this hearing, the annexation petition will be released for signatures. 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 consists of one privately owned, undeveloped parcel with frontage on Williams Field Road and 222nd Street. The applicant is proposing to develop the site as a master planned community.

The current Maricopa County Zoning for the subject property is Rural-43 (RU-43). The annexation ordinance will establish a City of Mesa zoning designation of Agriculture (AG) on the property.

Discussion

This land has a General Plan character area designation of "Mixed Use Community". If annexed, any development of the 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 contiguous to existing Mesa City Limits. 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, Solid Waste, and Water 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 requires the City of Mesa to adopt a zoning classification that permits densities and uses no greater than those permitted by the County on newly-annexed land (A.R.S. §9-471-L). The property is currently zoned RU-43 in Maricopa County. City of Mesa zoning designation of AG will be established through 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.

Notification

The annexation site has been posted and notifications have been sent to all property owners and county agencies as required by state statute (A.R.S. §9-471).

GENERAL INFORMATION

Area	162.4± 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	\$7,148