



City Council Report

Date: August 19, 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 ANX18-00229, located north of Thomas Road and west of Val Vista Drive (4.49± acres) *Council District 1*

Purpose and Recommendation

The purpose of this agenda item is for the City Council to conduct a public hearing on the proposed annexation of 4.49± 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 July 22, 2019.

This annexation was initiated by the applicant, Blake McKee, Sky Bridge Companies, LLC, for the owners, John Babiarz, Kaser Citrus, Inc. and Arthur L. and Anita Freeman. 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 consists of three privately owned, undeveloped parcels with frontage on Thomas Road. The applicant has proposed an attached single-family residence development for the site.

The current Maricopa County Zoning for this land is RU-43. The annexation ordinance will establish a City of Mesa zoning designation of RS-43 on the property.

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 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 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 also requires 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. A City of Mesa zoning designation of RS-43 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	4.49± Acres
Population	0 People
Dwelling Units	0 Homes
Existing Businesses	0 Businesses
Arterial Streets	0 feet
Total Owners	3 Owners
Total Assessed Valuation of private land	\$1,056