



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: Introduction of an Ordinance 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”).

This annexation was initiated by the applicant, Dennis Newcombe, Beus Gilbert PLLC, for the owner, Pacific Proving, 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 one privately owned, undeveloped parcel with frontage on Williams Field Road and 222nd Street. The applicant is proposing to develop the site for a mixed-use development.

The current Maricopa County Zoning for the subject property is RU-43. The annexation ordinance will establish a City of Mesa zoning designations of Agriculture (AG) on the property. The applicant has also submitted a subsequent rezoning application to allow the development of a mixed-use development for the site (ZON18-00951).

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 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 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.

GENERAL INFORMATION

Area	162.4± 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	\$7,148