



City Council Report

Date: February 10, 2020
To: City Council
Through: Kari Kent, Assistant City Manager
From: Nana Appiah, Planning Director
Subject: Ordinance for annexation case ANX19-00420 (Hawes Crossing), located south of Elliot Road and west of Ellsworth Road (659.4± 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 659.4± acres of land (see Exhibit "A").

This annexation was initiated by the applicant, Jordan Rose, Rose Law Group, for the owner, State of Arizona. The Arizona State Selection Board and the Arizona State Land Commissioner provided written approval of the annexation, which was recorded with the blank petition on September 10, 2019. The annexation petition was released for property owners' signature on October 11, 2019.

Staff recommends approval of the annexation.

Background

The annexation area consists of one undeveloped parcel owned by the State of Arizona with frontage on Elliot Road, Ellsworth Road and Warner Road. The applicant has also submitted a subsequent rezoning application to allow the development of a mixed-use development for the site (ZON17-00607).

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

Discussion

The land has a General Plan character area designation of "Mixed Use Activity Employment". 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 reviewed the request and provided comments related to the future development of the property; however, none of the comments pertain to the annexation of the 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	659.4± Acres
Population	0 People
Dwelling Units	0 Homes
Existing Businesses	0 Businesses
Arterial Streets	3.7± miles
Total Owners	1 Owner
Total Assessed Valuation of private land	\$663,453