



# City Council Report

**Date:** April 6, 2020  
**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 ANX18-00788, located south of Elliot Road and west of Ellsworth Road (319.4± 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 319.4± 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 March 12, 2020.

This annexation was initiated by the applicant, Jordan Rose, Rose Law Group, for the owners. 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 21 privately owned, undeveloped parcels with frontage on Elliot Road, Hawes Road, and Warner Road. The applicant has proposed a mixed-use development for the site.

The current Maricopa County Zoning for this land is RU-43, IND-2 and IND-3. 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 Activity Employment”. 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 the existing Mesa City Limits and therefore meets the contiguity requirement of the state statute. 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, IND-2 and IND-3 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.

**Notification**

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

GENERAL INFORMATION

Area .....	319.4± Acres
Population .....	19 People
Dwelling Units .....	7 Homes
Existing Businesses .....	4 Businesses
Arterial Streets .....	3.7± miles
Total Owners .....	6 Owners
Total Assessed Valuation of private land .....	\$1,302,411