



City Council Report

Date: April 6, 2020
To: City Council
Through: Kari Kent, Assistant City Manager
From: Nana Appiah, Planning Director
Subject: Ordinance for annexation case ANX18-00788 (Hawes Crossing), 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 of land (see Exhibit “A”).

This annexation was initiated by the applicant, Jordan Rose, Rose Law Group, for the owners. The annexation petition will be released for property owners’ signature on April 12, 2020.

Staff recommends approval of the annexation.

Background

The annexation area consists of 21 privately owned, undeveloped parcels with frontage on Elliot Road, Ellsworth Road and Warner Road. The applicant has requested a mixed-use development for the site.

The current Maricopa County Zoning for the 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. The applicant has also submitted a subsequent rezoning application to allow the development of a mixed-use development for the site (ZON17-00606 and ZON17-00607).

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 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 pertained 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, 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.

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