



City Council Report

Date: June 5, 2023
To: City Council
Through: Natalie Lewis, Deputy City Manager
From: Nana Appiah, Development Services Director
Mary Kopaskie-Brown, Planning Director
Subject: Introduction of an Ordinance for annexation case ANX22-00922, located south of E Elliot Road on the west side of S. Sossaman Road. (272± 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 272± acres of property depicted on Exhibit “A” (the “Property”).

This annexation was initiated by the applicant, Sean Lake, Pew and Lake, PLC, for the owners, B & K Land & INV co. The annexation petition has been returned with the property owner signing the petition.

Staff recommends approval of the annexation.

Background

The applicant is requesting annexation to develop the Property within the corporate limits of the City of Mesa. The annexation area consists of three undeveloped parcels located south of E Elliot Road on the west side of S. Sossaman Road (see Exhibit “A”).

The Property is zoned Single Residence 43 (RU-43) in Maricopa County. The annexation ordinance will establish City of Mesa zoning designation of Agriculture (AG) on the Property which is comparable to the RU-43 zoning designation in Maricopa County.

As a matter of information, the applicant has also submitted rezoning application to allow the development of an industrial business park (ZON22-00921). This application will be considered by the City Council.

Discussion

The Property is surrounded by the existing City of Mesa corporate boundaries and is within the City of Mesa Planning Area. The Property has a General Plan character area designation of “Mixed Use Activity” and “Employment”.

If annexed, any development of the Property will be required to comply with City of Mesa development 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. 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 Engineering, Transportation, Fire, Energy Resources – Gas, Solid Waste, Water Resources and Energy 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 requires the City 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. City of Mesa zoning designation of AG will be established through the annexation ordinance.

Fiscal Impact

Annexation of the Property will result in the collection of any future secondary property tax, construction tax, and development fees generated from the Property.

GENERAL INFORMATION

Area	272± 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	\$609,620.00