



City Council Meeting

January 13, 2025

To: City Council

Through: Marc Heirshberg, Deputy City Manager
Nana Appiah, Development Services Director
Mary Kopaskie-Brown, Planning Director

From: Cassidy Welch, Principal Planner

Subject: Introduction of an Ordinance for annexation case ANX23-00690, 64± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road (District 5).

Purpose and Recommendation

The purpose of this agenda item is for the City Council to conduct a public hearing on the proposed annexation of 64± acres (see Exhibit "A").

The annexation request was initiated by the applicant, Pew & Lake, PLC, for the owners, Bela Flor Holdings, LLC. The annexation petition has been returned with the property owner's signatures.

Staff recommends approval of the annexation.

Background

The annexation area consists of five privately-owned, undeveloped parcels with frontage on Southern Avenue and Signal Butte Road.

Currently, the property is zoned RU-43 (Large-Lot Residential) in Maricopa County. Comparable City of Mesa zoning of Agricultural (AG) District will be established through the annexation ordinance.

The applicant has submitted a rezoning application to rezone the property to Limited Commercial with a Planned Area Development Overlay (LC-PAD) to allow for a mixed-use development (ZON23-00690).

Discussion

The property is designated as Mixed-Use Activity District/Employment in the Mesa 2040 General Plan. If annexed, any development of the site will be required to comply with City of Mesa standards, including stormwater retention, street improvements, landscaping, screening, and signage, etc. The City will also collect development impact fees and provide water and gas utilities.

The property is completely surrounded by existing Mesa city limits due to being located within a county island surrounded by the City of Mesa strip annexation. 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 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 Mesa to adopt a zoning classification for newly annexed property that allows densities and uses no greater than those permitted in the County prior to annexation (A.R.S. §9-471-L). The property is currently zoned RU-43 (Large-Lot Residential) in Maricopa County. The comparable zoning designation in the City of Mesa, Agricultural (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	64± 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.....	\$514,185.00