



City Council Report

Date: February 26, 2018
To: City Council
Through: Kari Kent, Assistant City Manager
From: Christine Zielonka, Development and Sustainability Director
John Wesley, Planning Director
Subject: Public Hearing prior to the release of the petition for signatures for annexation case ANX17-00253, located south of Williams Field Road and west of Signal Butte Road (27.12± 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 27.12± acres (see Exhibit "A").

This annexation was initiated by the applicant, Valerie Claussen, Pew and Lake, PLC, for the owner, Groh Revocable Trust. 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 is one privately-owned, undeveloped parcel with frontage on Signal Butte Road and Williams Field Road. The applicant has proposed a residential subdivision for the site.

The current Maricopa County Zoning for this land is RU-43 (Large-Lot Residential). This is comparable to City of Mesa zoning district R1-43.

Discussion

This land has a General Plan character area designation of "Employment" and falls within the Gateway Strategic Development Plan. 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.

City of Mesa departments/divisions of Transportation, Water Resources, Energy Resources, Police, Fire, Development Services, Solid Waste, Planning, and

GIS/Addressing have commented on this annexation. Below is a summary of their review:

Transportation:

Williams Field Rd to be built to a 4 lane with raised median cross section per Dtl M-46.01.2 with a 6' linear detached sidewalk. Signal Butte to be built to a 6 lane with raised median per Dtl M-46.03.2 with 6' linear detached sidewalk. A Traffic Impact Analysis shall be conducted to show traffic circulation within the proposed site and access to the surrounding parcels to the south.

Water:

This site is in the Desert Wells Pressure Zone. Only waterlines designated to service the Desert Wells Zone should be connected to for water service. Per City Code Section 9-8-3 (H), this development will be required to extend the proposed 12" waterline in 222nd Street and the 24" waterline in Signal Butte across the frontage of the development.

Electric:

No comments, not in City of Mesa electric service area.

Sewer:

On-site sewers will be required with the development of this site.

Police:

Police has no identified issues with this annexation.

Fire:

This is unimproved property. The Fire Department recommends acceptance since all Fire Department requirements will need to be met in conjunction with any future development of this property.

Development Services:

All development will require City of Mesa permits and compliance with all City Codes.

Solid Waste:

All new development will need to comply with Solid Waste specifications.

Planning:

State Statute requires Mesa to rezone newly-annexed land, assigning City zoning that is comparable to County zoning. The property is currently zoned RU-43 (Large-Lot Residential) in Maricopa County. A comparable rezoning is being processed concurrent with the annexation. This is comparable to City of Mesa zoning district R1-43.

The applicant will be joining this property with adjacent parcels to the east and include it as part of a large rezoning request. That proposal shows this property being rezoned RS-9 and RSL-2.5. That rezoning request will be reviewed and evaluated based on compliance with the General Plan and Zoning Ordinance.

GIS/Addressing:

The City will need to assign property addresses when permits are requested. Assigned 6102 S Signal Butte Rd for the submittal address.

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	27.12± Acres
Population	0 People
Dwelling Units	0 Homes
Existing Businesses	0 Businesses
Arterial Streets	0 feet
Total Owners	1 Owner
Total Assessed Valuation of private land	\$252.00