



City Council Report

Date: May 6, 2013
To: City Council
Through: Keri Kent, Deputy City Manager
From: Christine Zielonka, Development and Sustainability Director
John Wesley, Planning Director
Subject: Ordinance for proposed annexation case A13-02, located at the 8800 – 8900 blocks of East Range Rider Trail, north of McDowell Road and East of Hawes Road.
Council District 5

Strategic Initiatives



Purpose and Recommendation

The purpose of this agenda item is for the introduction of an ordinance for the annexation of 18± acres located in the 8800-8900 blocks of East Range Rider Trail, which is located north of McDowell Road and east of Hawes Road (see Exhibit “A”). This annexation was initiated by the property owner. The annexation petition has been returned with the property owner’s signature. This constitutes 100% of the property ownership in favor of annexation. City staff is recommending approval of the annexation case.

Background

The proposed annexation consists of 3 undeveloped parcels. The property owner is seeking annexation in order to receive City services and to develop the property under Mesa zoning, subdivision, and building standards.

The site is currently zoned Rural 35 in Maricopa County. This zoning classification is comparable to the RS-35 zoning classification within the City of Mesa zoning ordinance. This zoning category allows the development of a single-residence land use. Upon annexation the City will initiate a zoning case to establish comparable zoning for the property. The City of Mesa 2025 General Plan designates the area as Low Density Residential 0-1 dwelling units/acre (LDR 0-1). The property owner has submitted an application for rezoning to RS-35 PAD for an 18-lot building envelope subdivision. The annexation, comparable zoning, and rezoning of the property will be heard on the same agenda.

Discussion

Divisions of the Transportation, Engineering, Water Resources, Energy Resources, Police, Fire, Development and Sustainability, Solid Waste, Parks, Recreation, and Commercial Facilities, Planning, and Customer Service Departments have reviewed this annexation. Below is a summary of their review.

Transportation

Range Rider is required to be completed as half street improvements across the frontage of the property to achieve a 17' half street (ultimate 34' cross section face of curb to face of curb) and maintain a 24' travel way. They must match existing curb and sidewalk design to the west and install a taper from the new pavement cross section to the existing section to the east. Dedication of right-of-way to achieve a 40' half street right-of-way from monument line to the south across the frontage of the three parcels is also required.

Engineering

Handle off-site drainage flows and provide on-site storm water retention in accordance with Chapter 8 of the 2012 Engineering Procedures Manual.

Water

This site is located in the Apache Junction Pressure Zone. There are existing waterlines in Redberry Rd and Hawes Rd that are designated to serve the AJ Pressure Zone that may be used for water service to this proposed site.

Sewer

Extend existing 8" sewer in Range Rider across frontage to east property line.
Extend existing 8" sewer in easement along south property line to serve proposed development.

Gas

Upon annexation, this property will lie within the City of Mesa Energy Resources Department's natural gas service territory.

Parks, Recreation and Commercial Facilities

No comment.

Solid Waste

The Solid Waste final design, installation, construction, location, number, access route and collection vehicle turning radius shall comply with City of Mesa Standard Detail M-62.1 through M-62.7*. (PJM)

Police

No Comment.

Fire

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

Planning

The site is currently zoned Rural 35 in Maricopa County. In compliance with state statute, upon annexation the City of Mesa will initiate a rezoning case to establish City of Mesa zoning that is comparable to the existing land use on the property. The comparable City zoning category is RS-35. This zoning category allows single-residences on 35,000 s.f. lots. The property owner has made an application for rezoning to RS-35 PAD zoning. The annexation, comparable zoning, and rezoning of the property will be heard on the same agenda.

Customer Service

No comment.

Development and Sustainability Department

Any changes to the development will require City of Mesa permits and compliance with all City Codes.

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. Any future residential development on the site would result in additional state shared revenues of approximately \$361 per capita.

GENERAL INFORMATION

Area	18± Acres
Population.....	0 People
Dwelling Units	0 Homes
Existing Businesses	0 Businesses
Arterial Streets	0 feet
Total Owners	3 Owners