



City Council Report

Date: May 6, 2019
To: City Council
Through: Kari Kent, Assistant City Manager
From: Christine Zielonka, Development Services Director
Nana Appiah, Planning Director
Subject: Introduction of an Ordinance for annexation case ANX18-00502,
located north of Ray Road and east of Power Road (69.3± 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 69.3± acres (see Exhibit "A").

This annexation was initiated by the applicant, VIVO Partners, LLC., for the owner Power 202 Mixed Use, LLC. The annexation petition will be released for property owners' signature on May 11, 2019.

Staff recommends approval of the annexation.

Background

The annexation area consists of one privately owned undeveloped parcel and two tax exempt parcels. The tax-exempt parcels are owned by the Roosevelt Water Conservation District (RWCD). The privately owned property has frontage on Power Road and the RWCD parcels have frontage on Ray Road.

The current Maricopa County Zoning for this land is AD-2 and RU-43. The annexation ordinance will establish a City of Mesa zoning designation of AG on the property. The applicant has also submitted a subsequent rezoning application to allow the development of a multi-residence, office, commercial, hotel and entertainment mixed use development for the site (ZON18-00775).

Discussion

This land has a General Plan character area designation of "Mixed Use Activity". 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 the 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 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 also requires City of 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 AD-2 and RU-43 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	69.3± Acres
Population.....	0 People
Dwelling Units	0 Homes
Existing Businesses	0 Businesses
Arterial Streets	2,628 feet
Total Owners	3 Owners
Total Assessed Valuation of private land.....	\$876,099