



# City Council Report

**Date:** November 6, 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 ANX22-00738, located on the south side of Main Street, west of Crismon Road. (4.6± acres). *Council 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 4.6± acres (see Exhibit "A").

This annexation was initiated by the applicant, BFH Group, for the owners, BFH Holdings LLC. The annexation petition has been returned with the property owner signing the petition.

Staff recommends approval of the annexation.

## Discussion

The annexation area consists of one privately-owned, undeveloped parcel with frontage on Main Street. The applicant has proposed a Multiple Residence Community for the site.

The property is located within a county island which is surrounded by the City of Mesa strip annexation.

The land has a General Plan character area designation of "Neighborhood: Suburban". 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 collect the development fees and supply water and gas utilities. Utilities and City services are 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 Mesa to adopt a zoning classification on newly annexed property that permits densities and uses no greater than those allowed in the County immediately before annexation (A.R.S. §9-471-L).

The current Maricopa County Zoning designation for this property is R-5 (Multiple Residence 5).

Upon annexation, the City of Mesa zoning designation of AG will be established by the annexation ordinance. The applicant has submitted a subsequent rezoning application to rezone the property from AG to Multiple Residence 4 with a Planned Area Development overlay (RM-4-PAD) and review of a site plan to allow the development of a 144-unit Multifamily Residence apartment development (ZON22-01038).

**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 .....	4.6± 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 .....	\$153,510.00