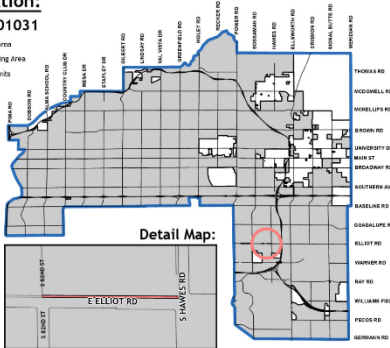
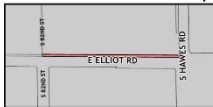


City Council Staff Report

May 19, 2025

Case No.	ANX24-01031		
Project Name	The Craftsman Annexation		
Request	Annexation		
Project Location	Located at the northwest corner of East Elliot Road and South Hawes Road		
Parcel No(s)	304-04-007T	<div><p><b>Annexation:</b> ANX24-01031</p><p>■ Annexation Area ■ Mesa Planning Area ■ Mesa City Limits</p><p><b>Detail Map:</b></p></div>	
Project Area	0.5± acres		
Council District	District 6		
Existing Zoning	Maricopa County Single Residence 43		
General Plan Placetype	Urban Center		
Applicant	Martens Development		
Owner	Martens Elliot Land, LLC		
Staff Planner	Sean Pesek, Senior Planner		

Recommendation

Staff recommends **approval** of the annexation.

Project Overview

The applicant is requesting the annexation of one 0.5± acre privately owned, undeveloped parcel with frontage on Elliot Road and Hawes Road. Upon successful annexation into city limits, the subject parcel will be dedicated, in its entirety, to the City of Mesa as public right-of-way for future roadway improvements.

A public hearing was held by Mesa City Council on March 3, 2025, prior to the release of the blank annexation petition. The blank annexation was released on March 10, 2025, for property owner signatures and was returned on April 17, 2025.

## Site Context

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### Contiguity:

The property is completely surrounded by City of Mesa corporate boundaries and is within the City of Mesa Planning Area.

### Zoning:

State Statute requires the City 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-M).

- The subject property is zoned Maricopa County Single Residence 43 (RU-43).
- The annexation ordinance will establish City of Mesa zoning designation of Agriculture (AG) on the subject property.

### General Plan:

- **Placetype:** Urban Center
- **Growth Strategy:** Evolve

### Site Data:

- **Area:** 0.5± acres
- **Population:** 0
- **Dwelling Units:** 0
- **Existing Businesses:** 0
- **Arterial Streets:** 0
- **Property Owners:** 1
- **Total Assessed Value of Private Land:** \$162.00

## Impact Analyses

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### Fiscal Impact:

Annexation of the property will result in the collection of future secondary property tax, construction tax, and development fees generated from the property.

### Utilities:

If annexed the City will supply water and gas utilities. Utilities and City services are already provided in the area and extension of these services will have minimal impact on the City.

### **Compliance with City Standards:**

If annexed, any development of the property will be required to comply with City of Mesa development standards, including storm water retention, street improvements, landscaping, screening, and signage.

### **Required Notification**

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The property was posted, and notifications were sent to all property owners and county agencies as required by state statute (A.R.S. §9-471).

### **Exhibits**

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Exhibit 1 – Ordinance

Exhibit 2 – Overall City Location Map

Exhibit 3 – Legal Description

Exhibit 4 – Signed Petition