



# City Council Report

**Date:** July 5, 2022  
**To:** City Council  
**Through:** Natalie Lewis, Assistant City Manager  
**From:** Nana Appiah, Development Services Director  
Rachel Prelog, Assistant Planning Director  
**Subject:** Introduction of an Ordinance for annexation case ANX22-00020,  
located north of Pecos Road and east of Ellsworth Road (37.7± 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 37.7± acres of property depicted on Exhibit “A” (the Property”).

The subject annexation request was initiated by the applicant, Gammage and Burnham, PLC, for the owners, Pacific Proving LLC. The annexation petition was released for signature on May 20, 2022.

Staff recommends approval of the annexation.

## Background

The annexation area consists of one undeveloped parcel generally located north of East Pecos Road and west of South Signal Butte Road (see Exhibit ‘A’). The applicant is requesting annexation to develop the Property within the corporate limits of the City of Mesa. Currently, the Property is zoned Single Residence 43 (RU-43) and General Industrial (IND-2) in Maricopa County. The annexation ordinance will establish City of Mesa zoning designation of Agriculture (AG) on the Property.

## Discussion

The Property is completely surrounded by the existing City of Mesa corporate boundaries and is within the City of Mesa Planning Area. The Property has a General Plan character area designation of “Mixed Use Activity”. 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. The City will also collect the development fees as well as 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.

The 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 Property, which is currently vacant land.

**Planning**

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-L). The Property is currently zoned RU-43 and IND-2 in Maricopa County. City of Mesa zoning designation of AG will be established through the annexation ordinance.

**Fiscal Impact**

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

**Notification**

The Property has been posted and notifications have been sent to all property owners and county agencies as required by state statute (A.R.S. §9-471).

GENERAL INFORMATION

Area .....	38± acres
Population.....	0 People
Dwelling Units .....	0 Homes
Existing Businesses .....	0 Businesses
Arterial Streets .....	0 miles
Total Owners .....	1 Owner
Total Assessed Valuation of private land .....	\$956,397.00