



City Council Report

Date: March 20, 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 ANX22-01007, located north of E. Williams Field Road on the west side of SR 24 Gateway Alignment. (10.7± 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 10.7± acres (see Exhibit “A”).

This annexation was initiated by the applicant, Gammage and Burnham, PLC, for the owners, Mesa BA Land LLC. The annexation petition was released for signature on March 27, 2023.

Staff recommends approval of the annexation.

Background

The annexation area consists of one privately-owned, undeveloped parcel with frontage on East Williams Field Road. The applicant has proposed a hotel and retail development for the site.

The current Maricopa County Zoning designation for this property is IND-2 (General Industrial), which is comparable to City of Mesa zoning district Light Industrial (LI). The comparable zoning will be established through the annexation ordinance. The applicant has also submitted a subsequent rezoning application to allow the development of three hotels and general retail development (ZON22-01010).

Discussion

This land has a General Plan character area designation of “Mixed Use Community”. 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 also collect the development fees as well as supply water and gas utilities. The property is completely surrounded by the existing Mesa City corporate boundaries and is within the City of Mesa Planning area. Utilities and City services 1

are already 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 also 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 property is currently zoned IND-2 (General Industrial) in Maricopa County. The comparable City of Mesa zoning designation of LI will be established by the annexation ordinance.

Fiscal Impact

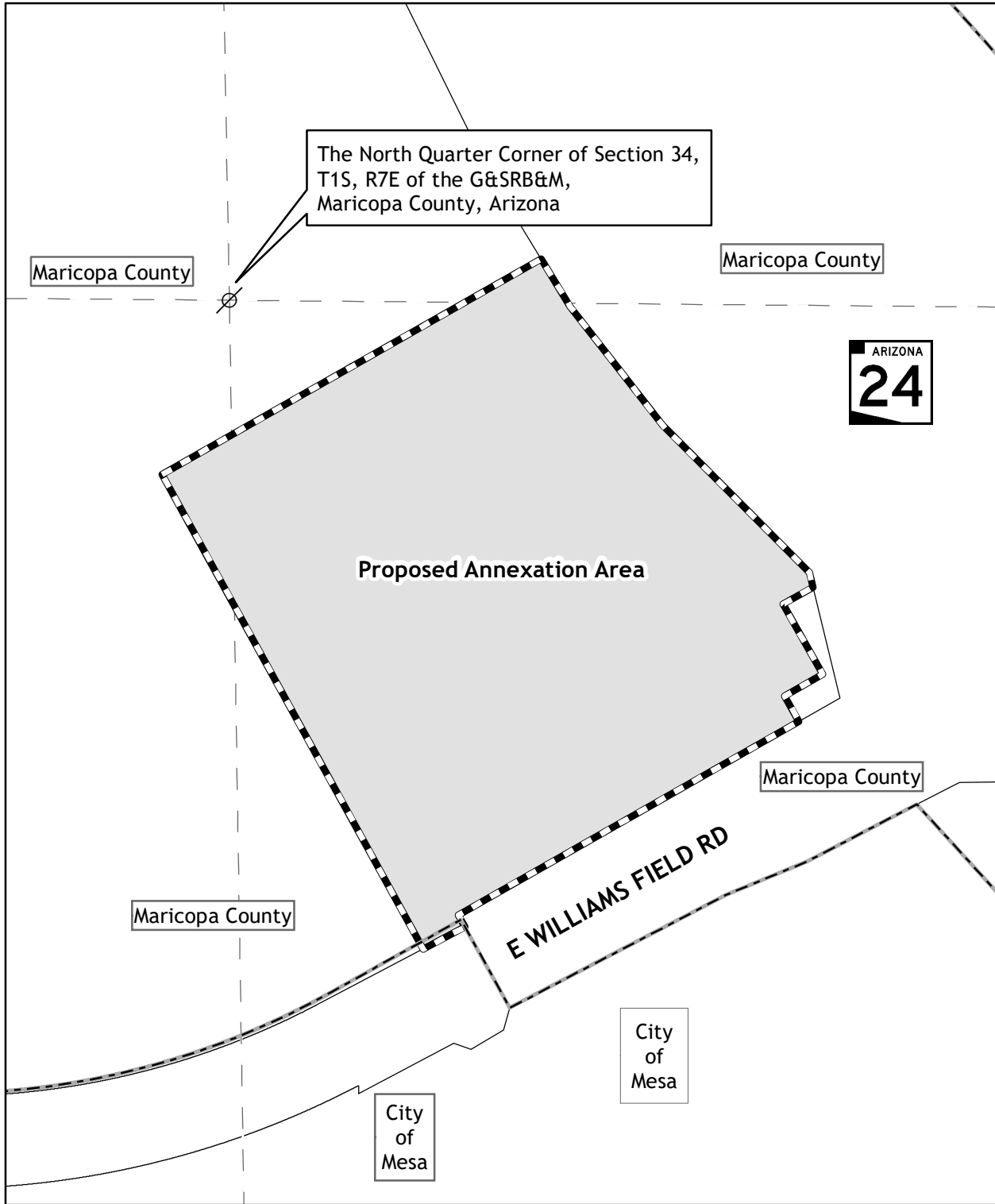
Annexation of this site will result in the collection of any future secondary property tax, construction tax, and development fees generated from this site.

GENERAL INFORMATION

Area	10.7± 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	\$30.00

ANX22-01007

10.7± Acres



-  Legal Control Point
-  City of Mesa Boundary
-  Quarter Section
-  Proposed Annexation Boundary

EXHIBIT 'A'