



City Council Report

Date: November 20, 2023
To: City Council
Through: Natalie Lewis, Deputy City Manager
From: Nana Appiah, Development Services Director
Mary Kopaskie-Brown, Planning Director
Subject: Public hearing prior to the release of the petition for signatures for the proposed annexation case ANX23-00480, located west of Ellsworth Road on the north side of Southern Avenue. (4± 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± acres of property depicted on Exhibit “A” (the “Property”). State Statute requires the blank annexation petition be recorded prior to the public hearing (A.R.S. §9-471-A). The blank petition was recorded on October 10, 2023.

The subject annexation request has been initiated by the applicant, Shaine Alleman, Tiffany & Bosco, P.A., for the owners, Coconut Properties LLC, and Bart Clune Dillon.

Following the public hearing, the annexation petition will be released for property owner signature. Once the signatures have been received, the annexation ordinance will be scheduled for the City Council’s consideration and adoption.

Staff anticipates making a recommendation of approval for the annexation.

Background

The annexation area consists of two undeveloped parcels on the north side of Southern Avenue, west of Ellsworth 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 Rural-43 (RU-43) in Maricopa County. The annexation ordinance will establish City of Mesa zoning designation of Agriculture (AG) on the Property.

Discussion

The Property is located in a County island completely surrounded by 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 "Neighborhood".

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 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	4± acres
Population	0 People
Dwelling Units	0 Homes
Existing Businesses	0 Businesses
Arterial Streets	0 miles
Total Owners	2 Owners
Total Assessed Valuation of private land	\$64,770.00