



City Council Report

Date: August 31, 2020
To: City Council
Through: Kari Kent, Assistant City Manager
From: Christine Zielonka, Development Services Director
Nana Appiah, Planning Director
Subject: Introduction of an Ordinance for annexation case ANX20-00206,
located south of Ray Road and east of Mountain Road (6.0± 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 6.0± acres of land (see Exhibit "A").

This annexation request was initiated by the applicant, Rod Jarbo, for the owners, SRF Holding, LLC. The annexation petition was released for signature on July 10, 2020.

Staff Recommends approval of the annexation.

Background

The annexation area consists of one undeveloped parcel with frontage on Ray Road and Mountain Road. The applicant has proposed rezoning of the property to a Neighborhood Commercial zoning designation.

The current Maricopa County Zoning designation for the land is Rural Zoning District – One Acre Per Dwelling Unit (RU-43). The annexation ordinance will establish a City of Mesa zoning designation of Single Residence 43 (RS-43) on the property. The applicant has also submitted a subsequent rezoning application to Neighborhood Commercial (NC) to allow future commercial development on the site (ZON20-00207).

Discussion

This land has a General Plan character area designation of "Neighborhood". If annexed, any development of the land will be required to comply with 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 contiguous to existing City of Mesa

City Limits. Utilities and City services are already provided in the area and extension of these services will have minimal impact on the City.

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 current vacant land.

Planning

State Statute also requires Mesa 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. A City of Mesa zoning designation of RS-43 will be established through the annexation ordinance.

Fiscal Impact

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

GENERAL INFORMATION

Area	6.0± Acres
Population	0 People
Dwelling Units	0 Homes
Existing Businesses	0 Businesses
Arterial Streets2± miles
Total Owners	1 Owner
Total Assessed Valuation of private land	\$14,925