



City Council Report

Date: May 3, 2021
To: City Council
Through: Natalie Lewis, Assistant City Manager
From: Christine Zielonka, Development Services Director
Nana Appiah, Planning Director
Subject: Public Hearing prior to the release of the petition for signatures for annexation case ANX21-00095, located north of McDowell Road and west of Lehi Road (41.5± acres). *Council District 1*

Purpose and Recommendation

The purpose of this agenda item is for the City Council to conduct a public hearing on the proposed annexation of 41.5± acres (see Exhibit “A”). State Statute requires the blank annexation petition to be recorded prior to the public hearing (A.R.S. §9-471-A). The blank petition was recorded on April 12, 2021.

The subject annexation request was initiated by the applicant, Sean Lake, Pew and Lake, P.L.C. for the owner, Cemex USA Construction Materials, Inc. 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 one parcel generally located north of McDowell Road and west of Lehi Road (see Exhibit ‘A’). The applicant is requesting annexation to develop the parcel within the corporate limits of the City of Mesa. Currently, the site is zoned Single Residence 43 (RU-43) in Maricopa County. The annexation ordinance will establish City of Mesa zoning designation of Single Residence 43 (RS-43) on the property.

Discussion

The proposed annexation area is contiguous to the existing City of Mesa corporate boundaries and is within the City of Mesa Planning Area. The subject property has a General Plan character area designation of “Neighborhood”. Upon annexation, any development of the subject 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 current 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 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.

Notification

The annexation site 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	41.5± Acre
Population.....	0 People
Dwelling Units	0 Homes
Existing Businesses	1 Business
Arterial Streets	0.2 miles
Total Owners	1 Owner
Total Assessed Valuation of private land	\$165,173