



City Council Report

Date: September 14, 2009
To: City Council
Through: Kari Kent, Deputy City Manager
From: Christine Zielonka, Development and Sustainability Director
John Wesley, Planning Director
Subject: Public Hearing prior to release of petition for signatures for the proposed annexation case A09-02, located north of McDOWELL Road and east of Lehi Road.
Council District 1

Strategic Initiatives



Purpose and Recommendation

The purpose of this agenda item is for the City Council to conduct a public hearing on the proposed annexation of 7.65± acres, see Exhibit "A." William H Standage, who represents the property owners, initiated this annexation. Following this hearing, the blank petition will be released for signatures. Based on comments from various City of Mesa departments and divisions, a recommendation for approval is expected for the annexation.

Background

The proposed annexation area consists of seven vacant parcels located east of Lehi Road and north of McDOWELL Road. Currently, the Maricopa County zoning designation is R-43 for these parcels. The City of Mesa 2025 General Plan designates the area as Mixed Use/Residential (30% @ 15+ du/ac). The intent of the property owner is to develop a church on this site after annexation into the City of Mesa.

Discussion

Annexation would mean that any future development of this site would be developed under the City of Mesa standards, including: storm water retention, street improvements, landscaping, screening, and signage. The City would also collect the development fees as well as supply the utilities.

Divisions of the Transportation, Engineering, Water Resources, Energy Resources, Police, Fire, Development and Sustainability, Information Technology, Solid Waste, Tax and Licensing, Parks, Recreation, and Commercial Facilities, Planning, and Customer Service Departments have reviewed this annexation. Below is a summary of their review.

Fiscal Impact

There are no State Shared Revenues for this site.

Coordinated With

Department	Comments
Transportation, Engineering and Utilities	Transportation has no objections to the request for annexation.
Parks, Recreation and Commercial Facilities	No impact.
Solid Waste	This is a Commercial account with a national contract and will have no impact on the Solid Waste Department at this time.
Police	No issues with this request.
Fire	The Fire Department recommends approval of the annexation If built to all City building and fire codes and standards.
Tax & Licensing	No impact on licensing.
Real Estate	Real Estate Services has no problem with the annexation request. City staff will be working with the Bureau of Reclamation/Bureau of Land Management to resolve issues of Right of Way dedication for Lehi Road in front of this property.
Planning	This property will be required to annex to receive city services. This property is in conformance with Mesa's General Plan.
GIS/Addressing	No issues.
Customer Service	Business Services/Customer Services Operations would have no issue with the annexation of this property.
Development and Sustainability Department	Building Permits must be pulled for all construction. The development will be required to meet the City Codes.

GENERAL INFORMATION


Area 7.65+ Acres
Population 0 People
Dwelling Units 0 Homes
Existing Businesses 0 Businesses
Arterial Streets 0 feet
Total Owners 1 Owner



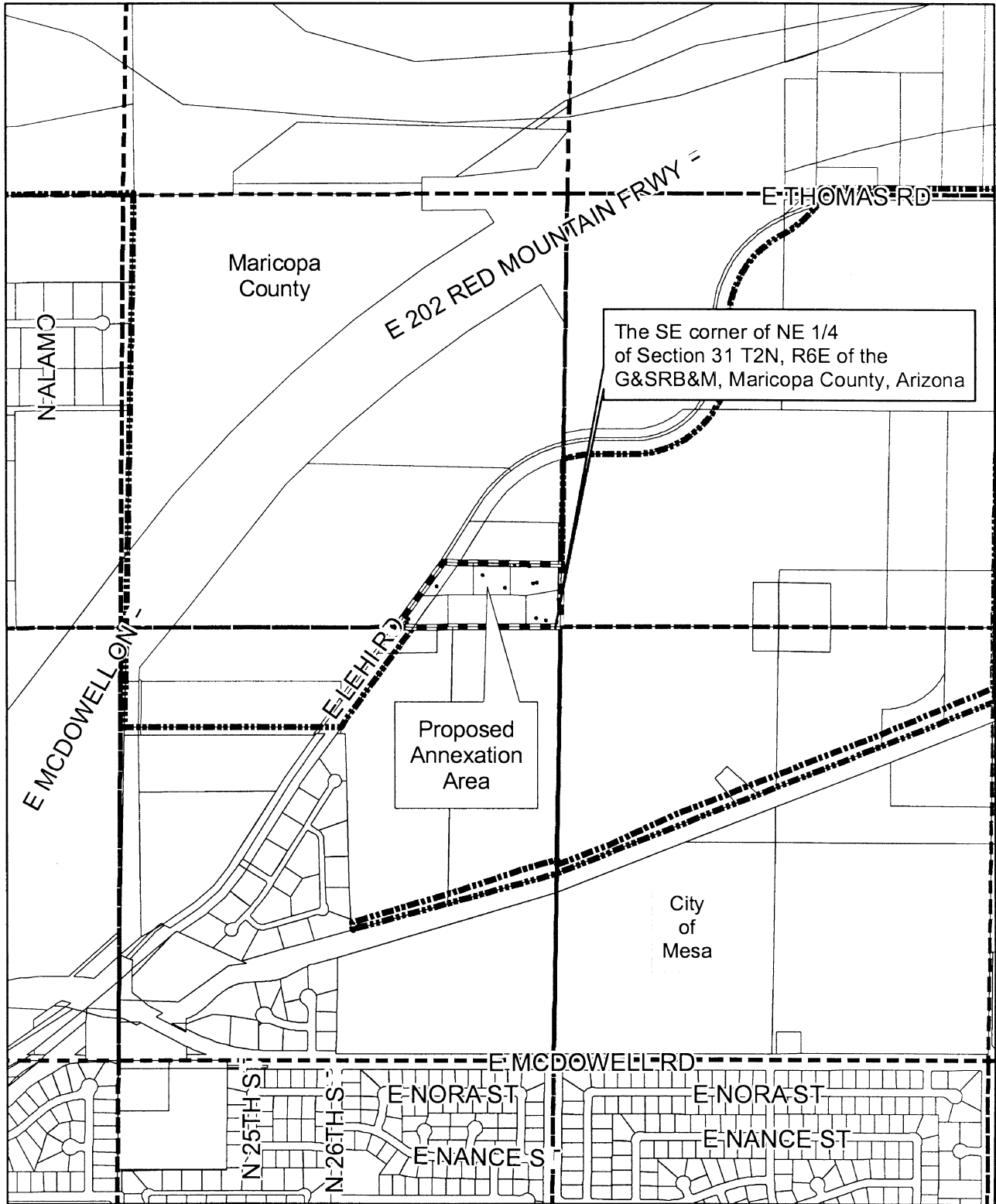
John Wesley, Planning Director



Christine Zielonka, Development and
Sustainability Director



Kari Kent, Deputy City Manager






-  Proposed Annexation Boundary
-  City of Mesa Boundary
-  Quarter Section

EXHIBIT 'A'