



mesa az

City Council Report

AGENDA ITEM 8a
DATE 1-12-09

Date: December 8, 2008
To: City Council
Through: Kari Kent, Deputy City Manager
From: Christine Zielonka, Development Services Director
 John Wesley, Planning Director
Subject: Ordinance for a proposed annexation case for vacant land.
Council District 5

Purpose and Recommendation

The purpose of this agenda item is for the City Council to consider an ordinance for the proposed annexation.

Background

Attached, as Exhibit 'A', is a summary sheet and map showing the exact location of the requested annexation. A06-26 is an 11-acre, undeveloped parcel that is intended to develop as a residential subdivision. The property will be required to develop to City standards. Staff recommends approval.

Fiscal Impact

The anticipated fiscal impact is included on the summary sheet (Exhibit 'A').

Discussion

For this undeveloped land, annexation would mean that any future development would be to City of Mesa standards, including: storm water retention, street improvements, landscaping, screening, and signage. The City would supply utilities and would collect development fees.

Divisions of the Development Services Department as well as the Solid Waste Department, Engineering Department, Transportation Department, divisions of the Utilities Department, Neighborhood Services Department, Tax and Licensing Department, Police Department, Fire Department, and the Parks, Recreation and Commercial Facilities Department have reviewed this annexation case.

Coordinated With

Review of this annexation request has been coordinated with the departments listed above.

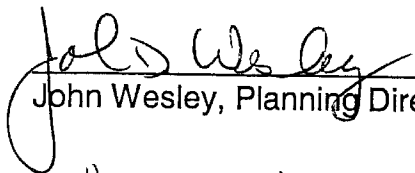
Discussion


For the developed sites, as well as the undeveloped land, annexation would mean that any future development would be to City of Mesa standards, including: storm water retention, street improvements, landscaping, screening, and signage. The City would supply utilities and would collect development fees.

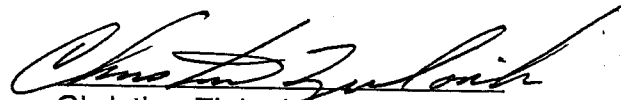
Divisions of the Development Services Department as well as the Solid Waste Department, Engineering Department, Transportation Department, divisions of the Utilities Department, Neighborhood Services Department, Tax and Licensing Department, Police Department, Fire Department, and the Parks, Recreation and Commercial Facilities Department have reviewed these annexation cases.

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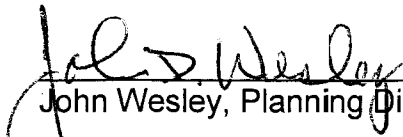

John Wesley, Planning Director



Kari Kent, Deputy City Manager



Christine Zielonka,
Development Services Director

	A06-26
Fire Prevention	<p>The Fire Department recommends approval of the requested annexation because it will be required to develop to City standards.</p> <p>The Fire Department recommendation for acceptance or denial is based on all of the following criteria for effective operational response:</p> <ol style="list-style-type: none"> 1) Fire access: <ol style="list-style-type: none"> a) Roadways are a minimum of 34 feet wide. b) If less than 34 feet, then no parking shall be posted on one side of the roadway if greater than 28 feet wide and both sides of the roadway if less than 28 feet but greater than 20 feet. Fire access roadways shall not be less than 20 feet wide. c) Roadways are to have an all weather surface (concrete or asphalt). d) Washes shall be bridged (culverts or other appropriate method) to prevent water from flowing over the roadway. e) The roadway must be within 150 feet of all portions of the first floor of all buildings on the property. 2) Water supply: <ol style="list-style-type: none"> a) There must be at least one fire hydrant directly adjacent to the property on the access roadway and with in 250 feet of the center point of the property on the access roadway. b) The buildings on the property are larger than the number of fire hydrants in the vicinity will support.
Water/Waste water	Development of the 1 acre parcel independent of the 10 acre parcel will require a water line extension on Quenton.
Planning	The proposed development is subject to Ch. 6 of the City of Mesa Subdivision Regulations. The requirements include a native plant preservation plan, attention to terrain, open space, and washes, as well as incorporation of building envelopes on each residential lot zoned R1-35 or less.
Police	Once this area develops, based on statistical data, we can expect about 33 calls annually in this area. This will equate into .04 officers annually.
Right of Way	Verification of accessibility to developed roadways shall be required at time of development. It appears that there is accessible dedicated County right of way on the western half along the southern property line of the 10 acre parcel. However, the right of way going north from Palm Lane to the subject's southern property line will, at some point, need to be widened to meet city standards. Development of the 1 acre parcel independent of the 10 acre parcel will require dedication of right of way and improvements on Quenton and 90 th Street including offsite storm water retention.
Development Impact	<p>Division of the ten (10) acre parcel for single-family residential development will require conformance will all City of Mesa Subdivision Regulations and Development standards. The improvements to be constructed by developer will include but are not limited to the following:</p> <ul style="list-style-type: none"> Water line extensions Fire Hydrants Sewer main extension Storm water retention and addressing of offsite flows Dedications of public rights-of-way and street construction Conformance with Desert Upland Standards

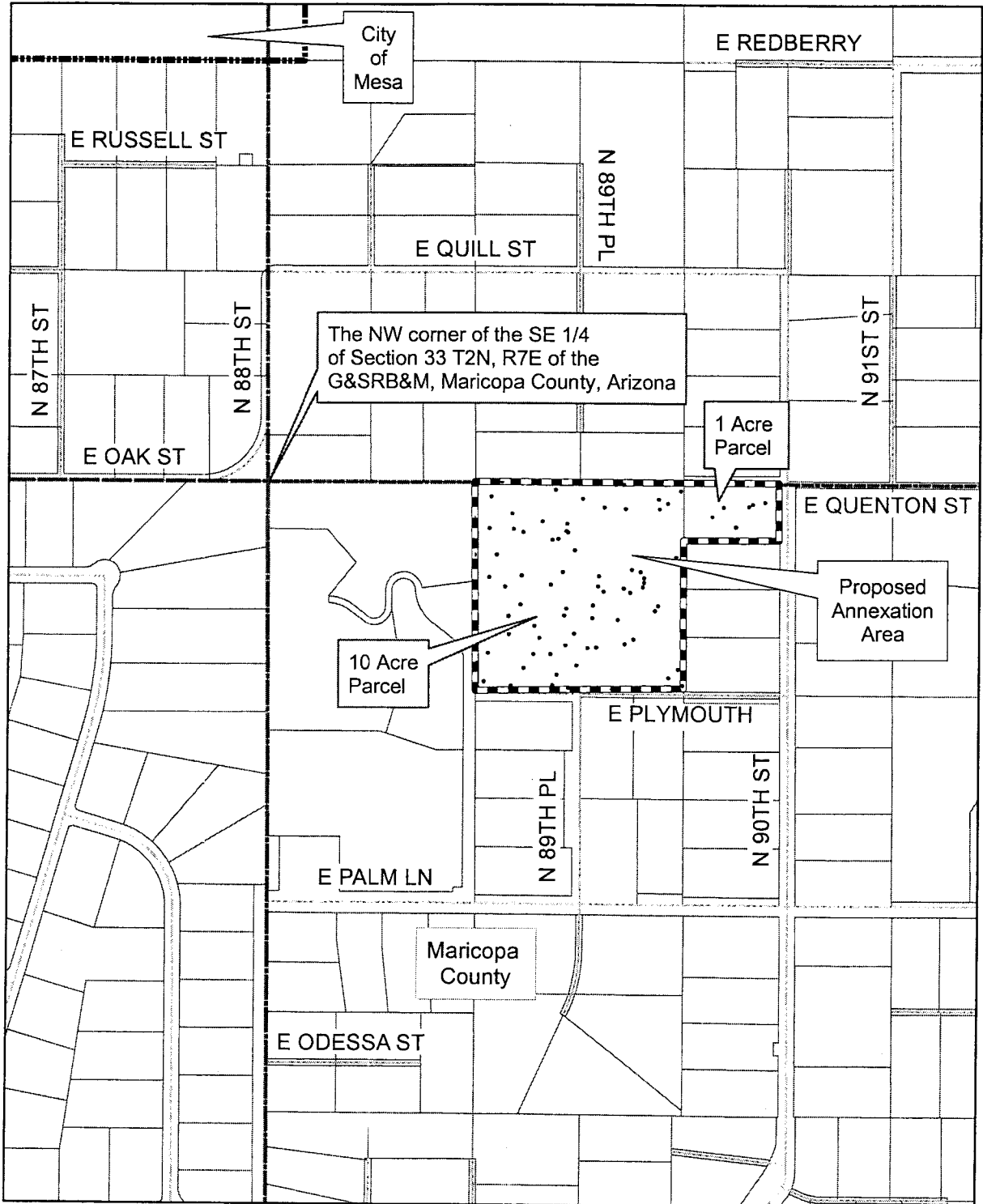
	<p>Development of the 1 acre parcel independent of the 10 acre parcel will require the following:</p> <ul style="list-style-type: none"> Dedication of public rights-of-way Obligation of street improvements (Quenton & 90th St) Storm water retention and addressing of offsite flows Conformance with Desert Upland Standards 														
Fiscal Impact	<p>The exact fiscal impact to the City is unknown until development plans are submitted, at that time the developer will be required to pay all City of Mesa Impact Fees. Once the property is developed, State Shared Revenues would be realized the fiscal year following certification of the annexation to the Census Bureau (based on \$345/person).</p>														
General Information	<table> <tr> <td>Area</td> <td>11.07± ac.</td> </tr> <tr> <td>Population</td> <td>0</td> </tr> <tr> <td>Dwelling Units</td> <td>0</td> </tr> <tr> <td>Existing Businesses</td> <td>0</td> </tr> <tr> <td>Arterial Streets</td> <td>0 feet</td> </tr> <tr> <td>Total Owners</td> <td>2</td> </tr> <tr> <td>Total Assessed Valuation (2009, County Assessor's Office)</td> <td>\$398,960</td> </tr> </table>	Area	11.07± ac.	Population	0	Dwelling Units	0	Existing Businesses	0	Arterial Streets	0 feet	Total Owners	2	Total Assessed Valuation (2009, County Assessor's Office)	\$398,960
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A06-26
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
 City of Mesa Boundary
 Quarter Section

EXHIBIT 'A'

CERTIFICATE OF MAYOR

I, Scott Smith, the duly elected and qualified and acting Mayor of the City of Mesa, Maricopa County, Arizona, do hereby certify that the attached copy of Ordinance No. _____, entitled:

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, PURSUANT TO THE PROVISIONS OF ARTICLE 7, CHAPTER 4, TITLE 9, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING THERETO CERTAIN TERRITORY LYING ADJACENT TO THE EXISTING CITY LIMITS OF THE CITY OF MESA

is true, correct and compared copy of the original of record on file in the office of the City Clerk of the City of Mesa, Maricopa County, Arizona.

That the ordinance was introduced at the November 3rd, 2008 Council Meeting and adopted on the 8th Day of December, 2008 and that the attached map is an accurate map of the territory annexed.

That this certificate is made pursuant to and to comply with the provisions of Section 9-471, Subsection (A)(3), Arizona Revised Statutes.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Mesa, Maricopa County, State of Arizona, this 8th Day of December 2008.

Scott Smith

(SEAL)

ORDINANCE NO. _____

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, PURSUANT TO THE PROVISIONS OF ARTICLE 7, CHAPTER 4, TITLE 9, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING THERETO CERTAIN TERRITORY LYING ADJACENT TO THE EXISTING CITY LIMITS OF THE CITY OF MESA.

WHEREAS, a petition in writing accompanied by a map or plat of said real property, having been filed and presented, signed by the owners of not less than one-half in value of the real and personal property and more than one-half of the persons owning real and personal property that would be subject to taxation by the City of Mesa, as shown by the last assessment of said property, of the following particularly described property that is not embraced within the present limits of the City of Mesa, to enact the necessary ordinance for the extension of its corporate limits to include the property in said petition and in this ordinance particularly described, and the accurate and particular descriptions of said property, all in Maricopa County, Arizona, so petitioned to be annexed to the City of Mesa, being as follows, to wit:

The Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 33, Township 2 North, Range 7 East, of the Gila and Salt River Base and Meridian, Maricopa County Arizona.

TOGETHER WITH Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 33, Township 2 North, Range 7 East, of the Gila and Salt River Base and Meridian, Maricopa County Arizona:

EXCEPT the East 25 feet thereof: and

EXCEPT the South 150 feet thereof.

Containing 11.07 Acres, more or less.

WHEREAS, the City Council having, after due investigation in the behalf made, determined that said petition is signed by the owners of not less than one-half in value of the real and personal property and more than one half of the persons owning said real and personal property that would be subject to taxation by the City of Mesa, as shown by the last assessment of said property, lying within said particularly described area, and that said property is not now embraced within the limits of the City of Mesa and that the provisions of Section 9-471, Arizona Revised Statutes, and amendments thereto have been fully observed and having determined that the City of Mesa should extend and increase its corporate limits so as to include and embrace said property within its corporate limits and said petitioners having caused an accurate map and plat of said area so petitioned to be annexed thereto to be made and presented to the City Council to be adopted as the official map and plat of said property and which map and plat shows the legal boundaries thereof, together with the lots, avenues, blocks, street, alleys, easements and lanes, which are to be dedicated to public use as streets, avenues, alleys, easements and lanes of the City of Mesa within said area;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESA, COUNTY OF MARICOPA, STATE OF ARIZONA, AS FOLLOWS:

1. That the present corporate limits of the City of Mesa are hereby extended and increased so as to include and embrace the property in this ordinance and in said petition and map and plat particularly described within the corporate limits of the City of Mesa and said property is hereby annexed to the corporate limits of the City of Mesa.
2. That the annexed plat of lots, blocks, avenues, streets, alleys, easements and lanes is hereby declared to be the official map and plat of the area so annexed, showing the legal boundaries of lots, blocks, avenues, streets, alleys, easements and lanes, and giving the dimensions of same, also the number of each lot and block and the names and widths of streets and avenues, widths of all alleys, easements and lanes, and the location thereof; and said streets and avenues, alleys, easements and lanes are hereby dedicated to the public and upon the filing of a copy of this ordinance, together with an accurate map of said territory so annexed, certified by the Mayor of this City, in the office

of the County Recorder of Maricopa County, Arizona, the fee of all avenues, lanes, streets, highways, easements and alleys shown in and on said map and plat shall vest in the City of Mesa.

PASSED AND ADOPTED by the City Council of the City of Mesa, this 8th Day of December 2008.

APPROVED:

MAYOR

ATTEST:

City Clerk

EFFECTIVE DATE: January 8, 2009

CERTIFICATION OF MAP
ANNEXED TERRITORY TO THE CITY OF MESA
ORDINANCE NO. _____

ANNEXED TERRITORY LOCATED IN TOWNSHIP 2 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

I, Scott Smith, Mayor of the City of Mesa, Arizona, do hereby certify that the attached map identified as Exhibit 'A', is a true and correct map of the territory annexed under and by virtue of the petition of the real and personal property owners in the said territory and by Ordinance No. _____ on the 8th day of December, 2008, annexing the territory described in Ordinance No. _____ and as shown on said map as part of the territory to be included within the corporate limits of the City of Mesa, Arizona.

MAYOR

ATTEST: _____
CITY CLERK

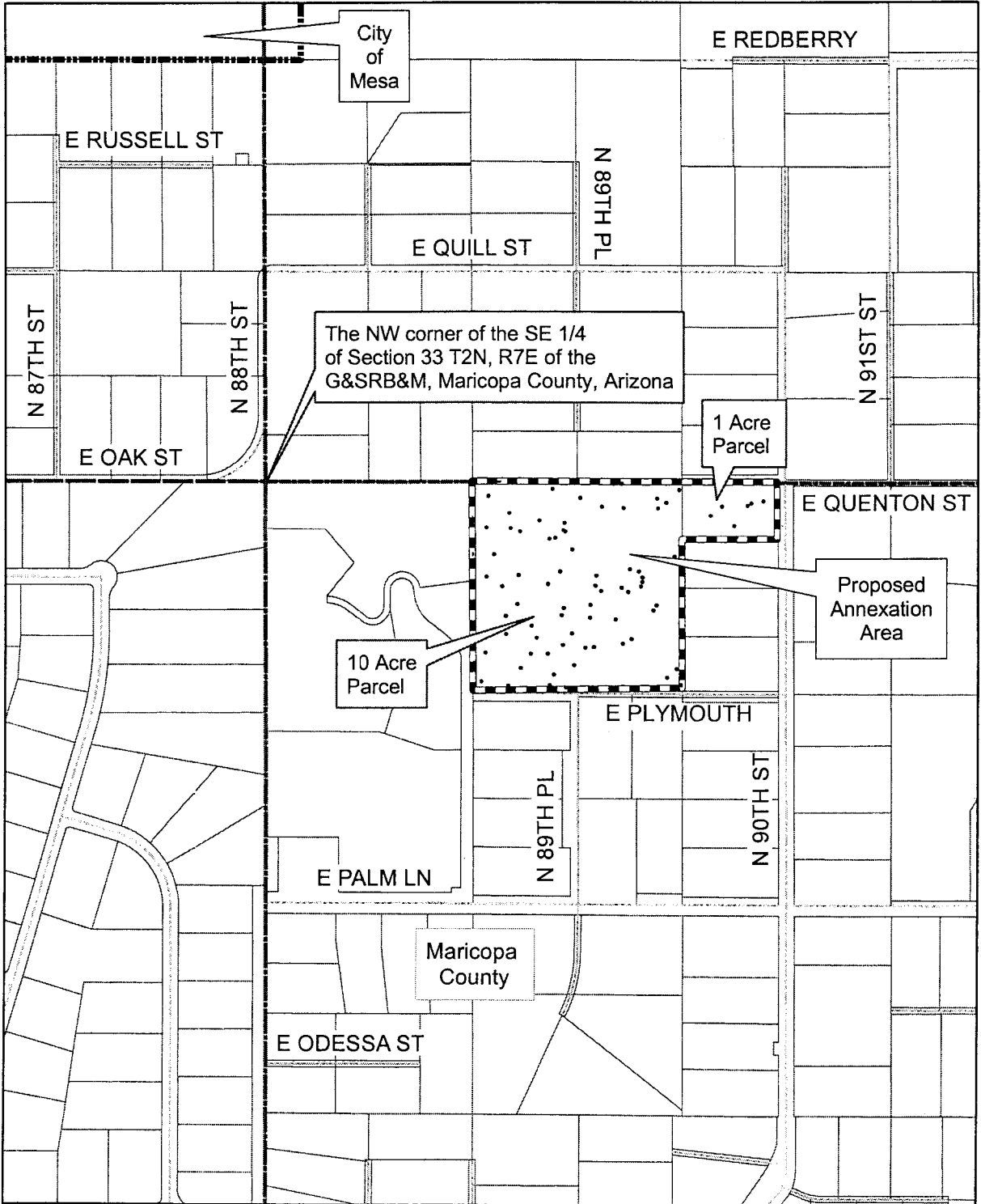
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
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