



City Council Report

Date: April 20, 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 the petition for signatures for proposed annexation case A08-18, located on East Oasis Street just south of Broadway Road and west of Signal Butte Road.
Council District 6

Purpose and Recommendation

The purpose of this agenda item is for the City Council to conduct a public hearing for the release of petition for annexation of 4.89+ acres. Pat Gilbert representing the MARC center as the property owner initiated this annexation. Based on comments from various City of Mesa departments and divisions, a recommendation for approval of the annexation is expected. The applicant is currently working with city staff to resolve any site compliance issues.

Background

The proposed annexation area consists of a single parcel of land located just south of Broadway Road and west of Signal Butte Road. The current Maricopa County Zoning designation is R1-8 for this proposed annexation area. The City of Mesa 2025 General Plan designation for the area is for park uses.

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 applicant has submitted an application for a Minor General Plan Amendment to change the land use designation from park use to High Density Residential 10-15 and a rezoning request to R-3 to allow a supportive housing project for the MARC Center.

Divisions of the Transportation, Engineering, Water and Energy Resources, Police Department, Fire Department, Development and Sustainability Department, Solid Waste, Tax and Licensing, Parks and Recreation reviewed this annexation. Given that the streets will not be annexed and that the property will be cleared and redeveloped to City standards, there are no significant department concerns. A summary of the review comments is attached.

Department/Contact	Comments
<p>Transportation, Engineering, Water and Energy Resources</p>	<p>Water Resources: This property is located in the Arizona Water Company franchised area. There are no water lines/hydrants adjacent to property. The closest sewer is approx. 325' north of this site at the intersection of E. Crescent Ave and S. 106th St. Another sewer line is located approximately 1073' east of this site at the intersection of E. Lake and S. Signal Butte Rd. Transportation/Engineering: 30' ROW in E. Oasis (north side of Oasis) & 25' in Palm Drive (east side of Palm). Transportation has no objection to the annexation as it appears that there is no ROW being annexed with this request. Streets are not to City Code (MCDOT chip and oil), there are no curb, gutter, sidewalks, or pavement. There is only 1 street light in the area which is located next to the drive entrance to this site on E. Oasis Street. Storm Water Retention: Unable to verify retention Gas: The proposed annexation lies in Southwest Gas service territory.</p>
<p>Parks, Recreation and Commercial Facilities</p>	<p>The Parks, Recreation & Commercial Facilities Department have no concerns with the proposed annexation.</p>
<p>Solid Waste</p>	<p>Currently there are no residential structures on this property. Development plans project future development of 9-12 residential cottages with 8-14 residents each. One time barrel cost not passed on to the property owner are unknown at this time.</p>
<p>Police</p>	<p>The anticipated impact on the Mesa Police Department would be to require the services of an additional 0.001 police officer to handle the anticipated increased calls for service in this area.</p>


Fire	<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 unobstructed fire hydrant on the access roadway and within 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. <p>The Fire Department will recommend annexation if the property develops to City of Mesa Fire Codes listed above.</p>
Tax & Licensing	No impact on licensing
Real Estate	APN: 220-72-079-b, property located at 10617 E. Oasis Dr. Real Estate Services has no concerns with this annexation.
Planning	A Minor General Plan Amendment and a rezoning request have been submitted for this property. Staff is evaluating these requests. The goal is to develop the property with a supportive housing project. If approved, this site will be in compliance with Mesa's General Plan.
GIS/Addressing	No impact for GIS. Address complies with City of Mesa 100 blocks.
Development Services	Given the proposal is to demo all existing structures, there are no building issues. All new construction will require permits and compliance with all current codes.
Customer Service	Customer Service would have no issue with the annexation of this property.

Fiscal Impact


There is no State Shared Revenue for this property because there has been no residential development on this parcel of land.

GENERAL INFORMATION

Area	4.89+ Acres
Population	0 People
Dwelling Units	0 Homes
Existing Businesses	1 Business
Arterial Streets.....	0 feet
Total Owners	1 Owner
Assessed Full Cash Value (2009, County Assessor website)	\$ 220,641



John Wesley, Planning Director



Kari Kent, Deputy City Manager

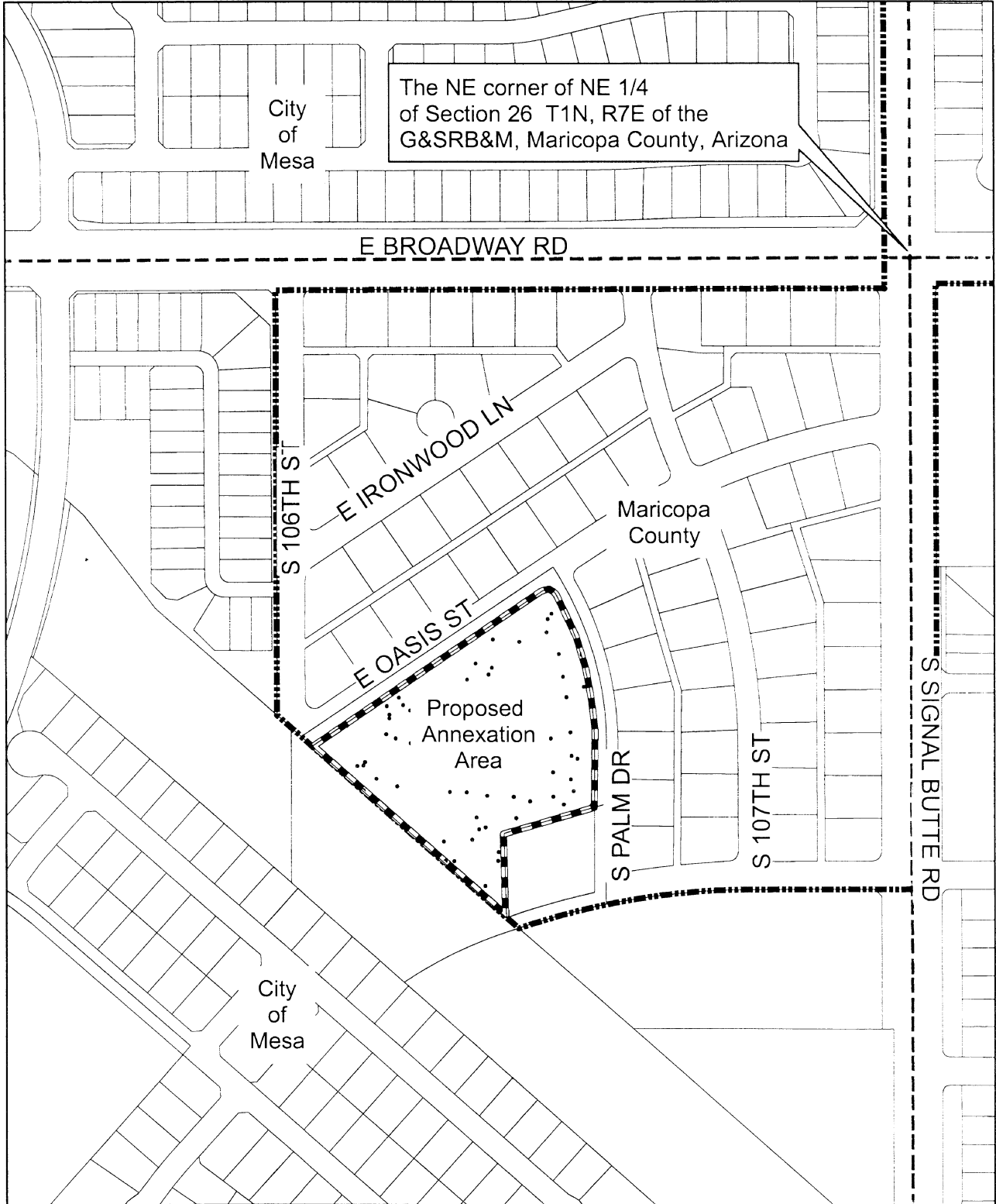


Christine Zielonka,
Development and Sustainability Director



A08-18

4.89± Acres






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

EXHIBIT 'A'