

[Print](#)[Back to Calendar](#)[Return](#)[Previous](#)[Next](#)

L.1

City Council Regular Meeting**Meeting Date:** 01/17/2017**Recommended by:** Paul Tice**Prepared by:** Joseph Horn, Planner**Finance Director Review:** Celina Morris**City Attorney Review:** Brett Wallace**Approved by:** Larry Rains**Date Submitted:** 12/15/2016**Type of Action Requested:** Resolution, Ordinance, Public Hearing

SUBJECT:

This request is for the approval of the Infrastructure and Services Plan, annexation, and initial zoning, for +/-80 acres comprised of portions of 3 parcels primarily located on the northwest corner of Selma Hwy and Thornton Rd. The initial zoning is from GR (General Rural - Pinal County) to UR (Urban Ranch)

RECOMMENDATION:

It is recommended that the Mayor and City Council approve (i) a Resolution adopting an Infrastructure and Services Plan; and (ii) an Ordinance approving the annexation and initial city zoning of UR (Urban Ranch), for the +/- 80 acres located at the northwest corner of W. Selma Hwy and S Thornton Rd. See attached annexation exhibit and Infrastructure and Services Plan.

DISCUSSION:

This is a City initiated Annexation and initial zoning request for +/- 80 acres primarily located on the northwest corner of Selma Hwy and Thornton Rd. The request includes portions of parcels 503-57-004A, 503-57-004B, and 511-02-001E.

Annexation

This area is a logical and appropriate annexation area in regards to the current boundary of the City of Casa Grande. This area meets all legal requirements for annexation as set forth in the Arizona Revised Statutes.

A blank petition and associated annexation map (copy attached) was filed with the Pinal County Clerk and Recorder on November 28, 2016. The City Council held a public hearing on this annexation on December 19, 2016 in compliance with the requirement in ARS 9-471.A to hold a public hearing within the last ten days of the thirty day wait period that begins with the filing of the blank petition. No objections were raised to the annexation at the public hearing. In accordance with the statute, petition signatures were obtained from the necessary majority of owners of the land proposed for annexation once the initial 30 day wait period lapsed from the date of filing the blank petition. As mentioned, the petition was filed on November 28, 2016, the 30 day wait period to receive signatures elapsed on December 28, 2016. The property owner signatures have been collected subsequent to that date and are now reflected on the Annexation Petition. Now that the property owners, representing one-half or more in value of the real and personal property and more than one-half of the real and personal property within the area to be annexed, have signed the Annexation Petition consenting to the annexation an Annexation Ordinance may be considered for approval by Council.

Initial Zoning

ARS 9-471.L requires that a city annexing an area adopt a zoning classification that permit densities and uses no greater than those permitted by the county immediately before the annexation. Subsequent changes in zoning of the annexed territory shall be made according to existing procedures established by the city for the rezoning of land. To comply with this requirement staff is proposing that the annexed properties be initially zoned as Urban Ranch (UR) in conjunction with the annexation. UR (Urban Ranch) is the Casa Grande zone district that is most equivalent in terms of uses and density to the existing General Rural (GR) Pinal County zoning for the properties. It is anticipated that a rezoning action will be sought immediately following the annexation to rezone all of the annexed area into the I-2 General Industrial zone district. The I-2 rezoning will be processed for separate Planning Commission and City Council action.

Infrastructure and Services Plan

An Infrastructure and Services Plan for the annexed area has been provided for Council adoption. The plan details the existing and proposed infrastructure improvements as well as the City provided services that the annexed territory can expect to receive following the annexation. See attached exhibit.

FISCAL IMPACT:

A Fiscal Impact Analysis has not been prepared for the following reasons:

1. Completion of Fiscal Impact Analysis is not a statutory requirement.
2. This annexation will not require extension of City services beyond what would be provided to the adjacent existing and imminent industrial that is within the City, accordingly any increased service cost will be nominal.
3. The cost of making improvements to the adjacent arterials (Selma and Thornton) are unknown at this time and timelines for their construction will be subject to the development of the property.
4. The potential revenue that will be generated from this annexation is hard to project given that the Construction Sales Tax, Permitting Fees and Impact Fees to be charged will be dependent on the development and given the fact that these 80 acres represent only a portion of a larger proposed 500 acre manufacturing development.

ALTERNATIVES:

1. Approve the annexation, initial zoning, and infrastructure and services plan
2. Deny the annexation, initial zoning, and infrastructure and services plan
3. Table the request

Attachments

[Resolution adopting Annexation Infrastructure and Services Plan](#)

[Infrastructure and Services Plan](#)

[Ordinance Annexing and Rezoning 80 Acres near Selma and Thornton](#)

[Legal Description of Annexation Area](#)

[Annexation Map Selma Thornton
Petition](#)

AgendaQuick©2005 - 2017 Destiny Software Inc., All Rights Reserved