

1 **Case:** **FS16-427**
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3 **Project Name:** Magnolia Annexation
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5 **Council District:** 3 Mesquite
6
7 **City Council Date:** **November 15, 2016**
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10 **Planner:** Eric Fitzer, Community Development Director
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12
13 **Owner:** Multiple
14
15 **Applicant:** Mark Reddie of LVA Urban Design Studio, LLC
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17 **Request:** Annexation Public Hearing
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19 **Site Location:** Generally located between Cotton Lane and 175th Avenue, Waddell
20 Road and Cactus Road
21
22 **Site Size:** 200 acres (approx.)
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24 **Density:** N/A
25
26 **Project Summary:**
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28 Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development LLC, seeks
29 annexation of several parcels generally located between Cotton Lane and 175th Avenue, Waddell
30 Road and Cactus Road in anticipation of a new residential development. The annexation proposal
31 includes all unincorporated lands located within the aforementioned boundaries except for two (2)
32 properties owned by Paragon Management, LLC, the latter being associated with Paradise Honors
33 High School.
34
35 The properties all zoned Maricopa County Rural-43 zoning and commercial zoning. If annexed, the
36 properties will assume similar R1-43 zoning and commercial zoning; however, most of the
37 properties involved are part of a proposed rezone and preliminary plat referred to as Magnolia,
38 which are being processed under two cases to be heard by the Planning and Zoning Commission
39 and the City Council on later dates.
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41 The blank petition was recorded with the Maricopa County Recorder's Office on October 25 2016.
42 Per the Arizona Revised Statutes (ARS) signatures of property owners may not be collected until 30
43 days after the recording of the blank petition and a public hearing must be held within the last ten
44 days of the 30 day waiting period. Once the public hearing is held and the 30 day waiting period has
45 expired state statute requires that an excess of 50% of the land owners and assessed valuation for
46 all real and personal property sign the in order to validate the petition. The statute allows up to one
47 year to obtain the signatures, staff anticipates obtaining all of the necessary signatures in with the
48 final signed petition being heard by the City Council in December of 2016.

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50 In accordance with statute this request is for Council to hold the public hearing.

51

52 **Attachments:**

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54 01 Vicinity Map (1 page)

55 02 Annexation Map (1 page)

56 03 Recorded Blank Annexation Petition