

# Highway 89 & Cummings Annexation

April 7, 2020



# Site



- Located at 4409 North Highway 89
- Coconino County parcel zoned Commercial Heavy-10,000 sq. ft. minimum lot size. Site is .32 acres (13,939 sq. ft.) in size.
- Recently used as car audio sales/repair and truck rental.
- County Island: Surrounded by City Jurisdiction.

# Location Map

## 4409 North Highway 89





# BACKGROUND



- Site consists of portions of 2 platted lots, one parcel.
- County Island.
- Water is currently provided by the City.
- Sewer service is needed.
- Site plan review for development approved 1/2020.  
Conditioned on annexation.

# Review

## State Statute

- Similar zoning CH-10,000 to Highway Commercial (HC) 9,000 sq. ft. minimum lot size. Restaurant uses allowed.
- Meets contiguous requirement, adjacent on a minimum of 3 sides.
- The site meets the State statutes for annexation.





## Regional Plan

- Annex or pre-annexation before services provided.
- Site located within the Urban Growth Boundary.
- Proposal not detrimental to neighborhood properties.
  
- Site meets the City policies regarding annexation.

# Impact Analyses



## Analyses were based on development site

- Traffic: Dedicated right-turn lane on Highway 89. Dedication of 942 sq. ft. of land across Hwy 89 frontage for ROW.
- Water and Sewer Analysis: Waived, adequate capacity in existing water and sewer public mains to support development and annexation site.
- Drainage Impact scoping determined post annexation development less impervious area than pre- development. Low Impact Design required for pervious areas.



# Citizen Participation



- Neighborhood meeting held on January 6, 2020. Report attached.
- Public hearing with:
  - Planning and Zoning Commission; February 26, 2020
  - City Council; April 7, 2020
  - First Reading of Ordinance April 21 (if signed petition is returned)
  - Second Reading of Ordinance May 5

# Recommendation



- Staff recommends the Commission forward the annexation proposal to the City Council with a recommendation of approval.
- Staff recommends that the approval be subject to the Site Plan approval for the Highway 89 & Cummings development of January 7, 2020 .