

# Attachment A

## **CITY COUNCIL REPORT**

**TO:** Alan Stephenson  
Deputy City Manager

**FROM:** Joshua Bedharek  
Planning and Development Director

**SUBJECT:** Request for Task Force Analysis: Old 27th Ave Annexation

This report recommends the **approval** of the proposed annexation of .05 acres located approximately 325 feet south of the southeast corner of Old 27th Avenue and Baseline Road (APN 300-17-002B).

### THE REQUEST:

The applicant is requesting to annex approximately .05 acres located approximately 325 feet south of the southeast corner of Old 27th Avenue and Baseline Road from Maricopa County. The applicant is requesting the annexation with the intention to rezone to C-2 to develop along with the parcel to the east, for up to 12,675 square feet of commercial use for automobile repair services and a drive-through restaurant with patio.

### OTHER INFORMATION:

Planning Village:	South Mountain
General Plan Designation:	Residential 1 to 2 dwelling units per acre and Residential 2 to 3.5 dwelling units per acre

Current County Zoning District:	RU-43
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Equivalent Zoning District:	S-1
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Proposed Zoning District:	C-2
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Current Land Use Conditions

On Site: Vacant

To the North: City of Phoenix jurisdiction, zoned S-1 (Approved C-3)

To the South: City of Phoenix jurisdiction, zoned S-1, vacant (right-of-way)

To the West: Maricopa County jurisdiction, zoned RU-43, single family residence, barn

To the East: City of Phoenix jurisdiction, zone S-1, vacant

Maricopa County History of Non-Conformities Present? NONE PRESENT

### MARICOPA COUNTY ZONING CASE HISTORY:

N/A

## ALTERNATIVES:

- Option A - Annex the land as requested:

The City of Phoenix will control rezoning requests in this area to ensure conformance with the General Plan Land Use Map. The city of Phoenix will capture property tax, utility tax, state shared revenue, and impact fees when applicable.

- Option B - Deny the request for annexation:

If annexed later, this site would have been developed under County zoning and development standards that may not be consistent with the General Plan, Land Use Map, zoning, and development standards.

## RECOMMENDATION:

Located adjacent to City of Phoenix parcels, this annexation is supported by the 2015 General Plan, particularly the Land Use goal for land uses and development standards for unincorporated land, under Policies 1 and 2. This annexation is recommended for approval. Approval of annexation does not constitute recommendation for future rezoning actions.

## SUPPORTING INFORMATION:

### I. Water and Sewer Service

Parcels within APN 300-17-002B, East of 27th Avenue and South of Baseline Road.

Q.S.#: 01-23

Water Pressure Zone Area: 1.

Acres: .29 ac.

#### Existing Water System

12-inch ACP water main within W Baseline Road

60-inch PCCP water main within W Baseline Road (Do Not Use, Transmission Main).

60-inch PCCP water main within S 27th Avenue (Do Not Use, Transmission Main).

12-inch ACP water main within S 27th Avenue.

#### Existing Sewer System

15-inch VCP sewer main within W Baseline Road.

8-inch VCP sewer main within S 27th Avenue (new alignment).

12-inch VCP sewer main within S 27th Avenue.

Significant infrastructure improvements will be required to serve the proposed parcel within the City of Phoenix service area. Design and construction of any infrastructure will be the responsibility of the developer. Specifics regarding infrastructure improvement requirements would be discussed and determined at a pre-application meeting after annexation.

Additional information and requirements provided under PAPP 2208862 for KIVA 22-3543.

It is the City's intent to provide water and sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review, or the building permit approval, and may be subject to future restrictions as a result of water shortage. Water and/or sewer system requirements and stipulations are determined at time of

site plan approval. Capacity on any existing infrastructure is determined at that time of preliminary site plan approval. Per City Code 37-22, 37-39 and 37-142, annexation into the City requires all properties connect to the City's public water system. All existing on-site private wells must be dis-connected to prevent cross contamination with the City's public water system. Please be advised that capacity is a dynamic condition that can change over time due to a variety of factors.

## II. Fire Protection

Servicing Station:  
Phoenix Fire Station 39  
2276 W. Southern Avenue  
Phoenix, AZ 85041

Current Response Time:	2 Min. 36 Sec.
City Average Response Time:	5 Min. 0 Sec.

Difference from Typical Response Time:	-2 Min. 40 Sec.
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Number of Service Calls Expected:	0
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Average Cost per Service Call:	<u>\$727</u>
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Estimated Total Annual Fire Service Costs:	<b>\$0</b>
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## III. Police Protection

Servicing Station:  
Maryvale / Estrella Mountain Precinct  
2111 S 99th Avenue  
Tolleson, AZ 85353

Number Of New Officers Required:	0.00
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Number Of New Patrol Cars Required:	<u>0.00</u>
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Estimated Total Annual Police Service Costs:	<b>\$96</b>
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## IV. Refuse Collection

Number of New Containers Required:	0
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Cost for Refuse Containers, Each:	\$59.90
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Cost for Recycling Containers, Each:	<u>\$59.90</u>
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Total Start-Up Costs for Refuse Collection:	<b>\$0</b>
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## V. Street Maintenance

Average Cost per Acre for Street

Maintenance:	<u>\$131</u>
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Estimated Total Annual Street Maintenance Costs:	<b>\$7</b>
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VI. Public Transit

Servicing Routes: 19 (North/South), 35 (North/South), and 77 (East/West) and a Park and Ride at 27th Avenue and Baseline Road.

VII. Parks and Recreation

Neighborhood Park Demand in Acres:	0.00
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Community Park Demand in Acres:	0.00
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District Park Demand in Acres:	0.00
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Total Park Demand in Acres:	0.00
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Cost Per Acre, Annual Maintenance:	<u>\$17,000</u>
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Total Annual Parks and Recreation

Costs:	<b>\$66.34</b>
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VIII. Schools

Elementary School District:	Roosevelt
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High School District:	Phoenix Union
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Total Expected Elementary School Students:	0
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Total Expected High School Students:	0
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Total Expected New Students:	0
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IX. Revenues

Expected Total Impact Fees at Buildout:	\$73,161
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Beginning Next Fiscal Year	Beginning Next Fiscal Year	
	Property Tax Income*:	\$0
	Utility Fee Income:	\$125
	State Shared Revenue:	\$455
	Solid Waste:	\$0
	Sales Tax Generated:	Unknown
	Total Tax Related Income, Annually**:	\$580

Beginning 2024-2025 Fiscal Year	Beginning 2024-2025 Fiscal Year	
	Property Tax Income*:	\$0
	Utility Fee Income:	\$125
	State Shared Revenue:	\$455
	Solid Waste: \$0	
	Sales Tax Generated:	Unknown
	Total Tax Related Income, Annually**:	\$580

X.	Total Costs	
	Revenue, First Year Only:	\$73,741
	Revenue, Year Two:	\$580
	Revenue, 2025 and Beyond:	\$580
	Expenses, First Year Only:	\$224
	Expenses, Year Two and Beyond:	\$224
	<b>Total Annual Revenue, First Year**:</b>	<b>\$73,517</b>
	<b>Total Annual Revenue, 2023 and Beyond**:</b>	<b>\$356</b>

\*The above referenced Property Tax Income numbers are based on vacant parcels only; it does not refer to future development which will vary depending on number of lots and individual square footage. \*\*Total Tax Related Income and Total Annual Revenues will vary depending on project scope and size, the timing of permit issuance and build-out.