

ATTACHMENT A

CITY COUNCIL REPORT

TO: Alan Stephenson
Deputy City Manager

FROM: Joshua Bednarek
Planning and Development Director

SUBJECT: Request for Task Force Analysis: 35th Avenue and Elliot Road

This report recommends the **approval** of the proposed annexation of **2.63** acres located at 35th Avenue and Elliot Road (APN: 300-11-036H).

THE REQUEST:

The applicant is requesting to annex approximately 2.63 acres at the northwest corner of 35th Avenue and Elliot Road from Maricopa County. The applicant is requesting the annexation with the intention to develop the property for multifamily residential (20 units).

OTHER INFORMATION:

Planning Village:	Laveen
General Plan Designation:	Residential 2 - 3.5 du/ac
Current County Zoning District	R-3
Equivalent Zoning District:	R-3
Proposed Zoning District:	N/A
Current Land Use Conditions	
On Site:	Single-Family Residential
To the North:	Maricopa County jurisdiction, zoned R-3, single-family residence
To the South:	City of Phoenix jurisdiction, across Elliot Road alignment, zoned R1-18, single-family residences
To the West:	City of Phoenix jurisdiction, zoned R-3, vacant lot
To the East:	City of Phoenix and Maricopa County jurisdiction, across 35th Avenue, zoned R-3, single-family residences
Maricopa County History of Non-Conformities Present?	N NONE PRESENT

MARICOPA COUNTY ZONING CASE HISTORY

0	0
0	0

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 lands, 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

II. Fire Protection

Servicing Station:	Phoenix Fire Station 39 2276 W. Southern Avenue Phoenix, AZ 85041			
Current Response Time:	3	Min.	45	Sec.
City Average Response Time:	5	Min.	0	Sec.
Difference from Typical Response Time:	-2	Min.	45	Sec.
Number of Service Calls Expected:	4			
Average Cost per Service Call:	<u>\$727</u>			
Estimated Total Annual Fire Service Costs:	\$2,690			

III. Police Protection

Servicing Station:	Maryvale/Estrella Precinct Estrella Mountain Substation 2111 S. 99th Ave. Tolleson, AZ 85353
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Number Of New Officers Required:	0.03
Number Of New Patrol Cars Required:	<u>0.01</u>
Estimated Total Annual Police Service Costs:	\$4,810

IV. Refuse Collection

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

V. Street Maintenance

Average Cost per Acre For Street Maintenance:	<u>\$131</u>
Estimated Total Annual Street Maintenance Costs:	\$344

VI. Public Transit

Servicing Routes:	None.
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VII. Parks and Recreation

Neighborhood Park Demand in Acres:	0.09
Community Park Demand in Acres:	0.05
District Park Demand in Acres:	0.05
Total Park Demand in Acres:	0.19
Cost Per Acre, Annual Maintenance:	<u>\$17,000</u>
Total Annual Parks and Recreation Costs:	\$3,311

VIII. Schools

Elementary School District:	Laveen
High School District:	Phoenix Union

	Total Expected Elementary School Students:	6
	Total Expected High School Students:	4
	Total Expected New Students:	10
IX.	Revenues	
	Expected Total Impact Fees at Buildout:	\$0
Beginning Next Fiscal Year	Property Tax Income*:	\$381
	Utility Fee Income:	\$0
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$381
Beginning 2023-2024 Fiscal Year	Property Tax Income*:	\$381
	Utility Fee Income:	\$0
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$381
X.	Total Costs	
	Revenue, First Year Only:	\$381
	Revenue, Year Two:	\$381
	Revenue, 2020 and Beyond:	\$381
	Expenses, First Year Only:	\$11,155
	Expenses, Year Two and Beyond:	\$11,155
	Total Annual Revenue, First Year**:	-\$10,774
	Total Annual Revenue, 2023 and Beyond**:	-\$10,774

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.*