

Attachment A

CITY COUNCIL REPORT

TO: Mario Paniagua
Deputy City Manager

FROM: Alan Stephenson
Planning and Development Director

SUBJECT: Request for Task Force Analysis: 107th Avenue and Broadway Road Annexation

This report recommends the **approval** of the proposed annexation of 102 acres located south of Broadway Road and west of 107th Avenue.

Parcels: APN #: 101-39-005D, 101-39-007C, 101-39-007D, 101-39-009B, 101-39-009E and 101-39-009G.

THE REQUEST:

The applicant is requesting the annexation to rezone the six parcels and redevelop the site as a single-family detached residential subdivision under the R1-8 PRD (Single-Family Residence Planned Residential) option with approximately 425 dwelling units (4.166 dwelling units per acre).

OTHER INFORMATION:

Planning Village: Estrella

General Plan Designation: Traditional Lot and density is capped at 2.5 dwelling units per acre. Additional guidance for future parks and schools are also included in the Land Use Map for the area where the annexation is proposed.

Current County Zoning District: RU-43 (Rural-43)

Equivalent Zoning District: S-1 (Suburban S-1 District)

Proposed Zoning District: R1-8 PRD (Single-Family Residence Planned Residential)

Current Land Use Conditions

On Site: Agricultural, zoned RU-43, Maricopa County jurisdiction

To the North: Agricultural, zoned S-1, and single-family subdivision, zoned R1-6, City of Phoenix jurisdiction

To the South: Vacant, zoned C-2, City of Phoenix jurisdiction

To the West: Vacant, zoned PAD, Avondale jurisdiction

To the East: Single-family subdivision, zoned R1-6, City of Phoenix jurisdiction

Maricopa County History of Non-Conformities Present? None

Maricopa County Zoning Case History: None

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 Element goal for land uses and development standards for unincorporated land, under Policies 1 and 2. **This annexation is recommended for approval.**

SUPPORTING INFORMATION:

I. Water and Sewer Service

The proposed parcels can likely be served by the City's water and sewer system, pending capacity review and approval. This review will be done at the time of preliminary site plan approval. Design and construction of any needed facilities will be the responsibility of the developer

II. Fire Protection

Servicing Station: Avondale Fire Station #173, 11510 W Durango Street, Avondale. Avondale is in the automatic aid system and would be the first station to respond.

Station Capacity Level, Current: Unknown

Station Capacity Level, After Annexation: Unknown

Current Response Time: 4 Min. 30 Sec.

City Average Response Time: 4 Min. 39 Sec.

Difference from Typical Response Time: 9 Sec.

Number of Service Calls Expected: 113

Average Cost per Service Call: \$466

Estimated Total Annual Fire Service Costs: **\$52,449**

III. Police Protection

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

Number of New Officers Required: 1.17

Number of New Patrol Cars Required: 0.53

Estimated Total Annual Police Service Costs: **\$153,527**

IV. Refuse Collection

Number of New Containers Required: 425

Cost for Refuse Containers, Each: \$48.45

Cost for Recycling Containers, Each: \$48.45

Total Start-Up Costs for Refuse Collection: **\$41,183**

V. Street Maintenance

Average Cost per Acre for Street Maintenance: \$85

Estimated Total Annual Street Maintenance Costs: **\$8,635**

VI. Public Transit

Servicing Routes: None

VII. Parks and Recreation

Neighborhood Park Demand in Acres: 4.38

Community Park Demand in Acres: 2.34

District Park Demand in Acres: 2.34

Total Park Demand in Acres: 9.06

Cost Per Acre, Annual Maintenance: \$11,000

Total Annual Parks and Recreation Costs: **\$99,636**

VIII. Schools

Elementary School District: Littleton

High School District: Tolleson Union

Total Expected Elementary School Students: 298

Total Expected High School Students: 170

Total Expected New Students: 468

IX. Revenues

This annexation is within the Estrella South Impact Fee area. The total fees (effective 9/5/16) come to \$13,315 per single family home. Total Impact Fees at Buildout is based on the proposal for 425 single-family dwellings. It appears all the identified parcels fall within the Water Resource Acquisition Fee "On-Project" Area, where the fee is currently set at \$0 per new single family home.

Expected Total Impact Fees at Buildout: \$5,658,875

Beginning Next Fiscal Year

Property Tax Income*:	\$391
Utility Fee Income:	\$53,125
State Shared Revenue:	\$298,751
Solid Waste:	\$11,390
Sales Tax Generated:	\$0
Total Tax Related Income, Annually**:	\$363,657

Beginning 2020-2021 Fiscal Year

Property Tax Income*:	\$391
Utility Fee Income:	\$53,125
State Shared Revenue:	\$298,751
Solid Waste:	\$11,390
Sales Tax Generated:	\$0
Total Tax Related Income, Annually**:	\$363,657

X. Total Costs

Revenue, First Year Only:	\$6,022,532
Revenue, Year Two:	\$363,657
Revenue, 2020 and Beyond:	\$363,657
Expenses, First Year Only:	\$355,429
Expenses, Year Two and Beyond:	\$314,246
Total Annual Revenue, First Year**:	\$5,667,103
Total Annual Revenue, 2020 and Beyond**:	\$49,411

The above referenced **Property Tax Income numbers are based on vacant parcels only, not on future development which will vary depending on number of lots and 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.*