

Attachment A

CITY COUNCIL REPORT

TO: Alan Stephenson
Deputy City Manager

FROM: Joshua Bednarek
Planning and Development Acting Assistant Director

SUBJECT: Request for Task Force Analysis: 35th Avenue and Carter Road (Updated Request)

This report recommends the **approval** of the proposed annexation of **4.93** acres located at **35th Avenue and Carter Road Alignment (APN: 105-89-013L)**

THE REQUEST:

The applicant is requesting to annex approximately 4.93 acres near the 35th Avenue and Carter Road alignment from Maricopa County. The applicant is requesting the annexation with the intention to rezone to R-2 and develop the property for multifamily residential (59 townhomes).

OTHER INFORMATION:

Planning Village:	Laveen
General Plan Designation:	Residential 10 - 15 du/ac
Current County Zoning District	RU-43
Equivalent Zoning District:	S-1
Proposed Zoning District:	R-2 (Z-48-22)

Current Land Use Conditions

On Site:	Vacant
To the North:	Maricopa County jurisdiction, zoned RU-43, single-family residence and vacant lot
To the South:	Maricopa County jurisdiction, zoned RU-43, single-family residences
To the West:	Maricopa County jurisdiction, zoned RU-43, single-family residence and vacant lot
To the East:	City of Phoenix jurisdiction, across 35th Avenue, zoned R1-10, single-family residences

Maricopa County History of Non-Conformities Present?	NONE PRESENT
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MARICIPA COUNTY ZONING CASE HISTORY

105-89-013L

VIOLATION CLOSED: V202102054 - Junk, trash and debris, and overgrown vegetation

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

Q.S.#: 1-20, Water Pressure Zone Area: 1

Water

12-inch DIP water main within S 35th Avenue fronting project site

Sewer

15-inch VCP sewer main within S 35th Avenue fronting project site

The proposed parcels can likely be served by the City's water and/or 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 infrastructure will be the responsibility of the developer. Specifics regarding potential main extension requirements would be discussed and determined at a pre-app meeting after annexation. 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. 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:	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:	30			
Average Cost per Service Call:	<u>\$727</u>			
Estimated Total Annual Fire Service Costs:	\$21,612			

III. Police Protection

Servicing Station:	Maryvale/Estrella Precinct Estrella Mountain Substation 2111 S. 99th Ave. Tolleson, AZ 85353
Number Of New Officers Required:	0.20
Number Of New Patrol Cars Required:	<u>0.12</u>
Estimated Total Annual Police Service Costs:	\$38,641

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:	\$644

VI. Public Transit

Servicing Routes:	Local routes 35 (35th Avenue), 77 (Baseline).
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VII. Parks and Recreation

Neighborhood Park Demand in Acres:	0.76
Community Park Demand in Acres:	0.40
District Park Demand in Acres:	0.40
Total Park Demand in Acres:	1.56
Cost Per Acre, Annual Maintenance:	<u>\$17,000</u>

Total Annual Parks and Recreation Costs:	\$26,598
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VIII Schools

Elementary School District:	Laveen
High School District:	Phoenix Union
Total Expected Elementary School Students:	52
Total Expected High School Students:	30
Total Expected New Students:	81

IX. Revenues

Expected Total Impact Fees at Buildout:	\$566,513
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Beginning Next Fiscal Year	Property Tax Income*:	\$483
	Utility Fee Income:	\$9,244
	State Shared Revenue:	\$77,171
	Solid Waste:	\$31,518
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$118,416

Beginning 2023-2024 Fiscal Year	Property Tax Income*:	\$483
	Utility Fee Income:	\$9,244
	State Shared Revenue:	\$77,171
	Solid Waste:	\$31,518
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$118,416

X. Total Costs

Revenue, First Year Only:	\$684,929
Revenue, Year Two:	\$118,416
Revenue, 2020 and Beyond:	\$118,416

Expenses, First Year Only:	\$87,495
Expenses, Year Two and Beyond:	\$87,495

Total Annual Revenue, First Year**:	\$597,434
Total Annual Revenue, 2023 and Beyond**:	\$30,921

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.*