
CITY COUNCIL REPORT

TO: Mario Paniagua
Deputy City Manager

FROM: Alan Stephenson
Planning and Development Director

SUBJECT: PROPOSED 67TH AVENUE AND FULTON STREET ANNEXATION

This report recommends the approval of the proposed annexation of 10.486 acres, located east of 67th Avenue and south of Fulton Street. Parcels 104-56-001F and 104-56-004A.

THE REQUEST:

The applicants are requesting the annexation “To improve services, increase property values and reduce property taxes.” No change of zoning is being requested.

OTHER INFORMATION:

Planning Village:	Estrella
General Plan Designation:	Large Lot, 1-2 du/acre
Current County Zoning District:	RU-43
Equivalent Zoning Districts:	Parcel 104-56-001F: S-1, Ranch or Farm Residence Parcel 104-56-004A: S-2, Ranch or Farm Commercial
Proposed Zoning District:	S-1 and S-2

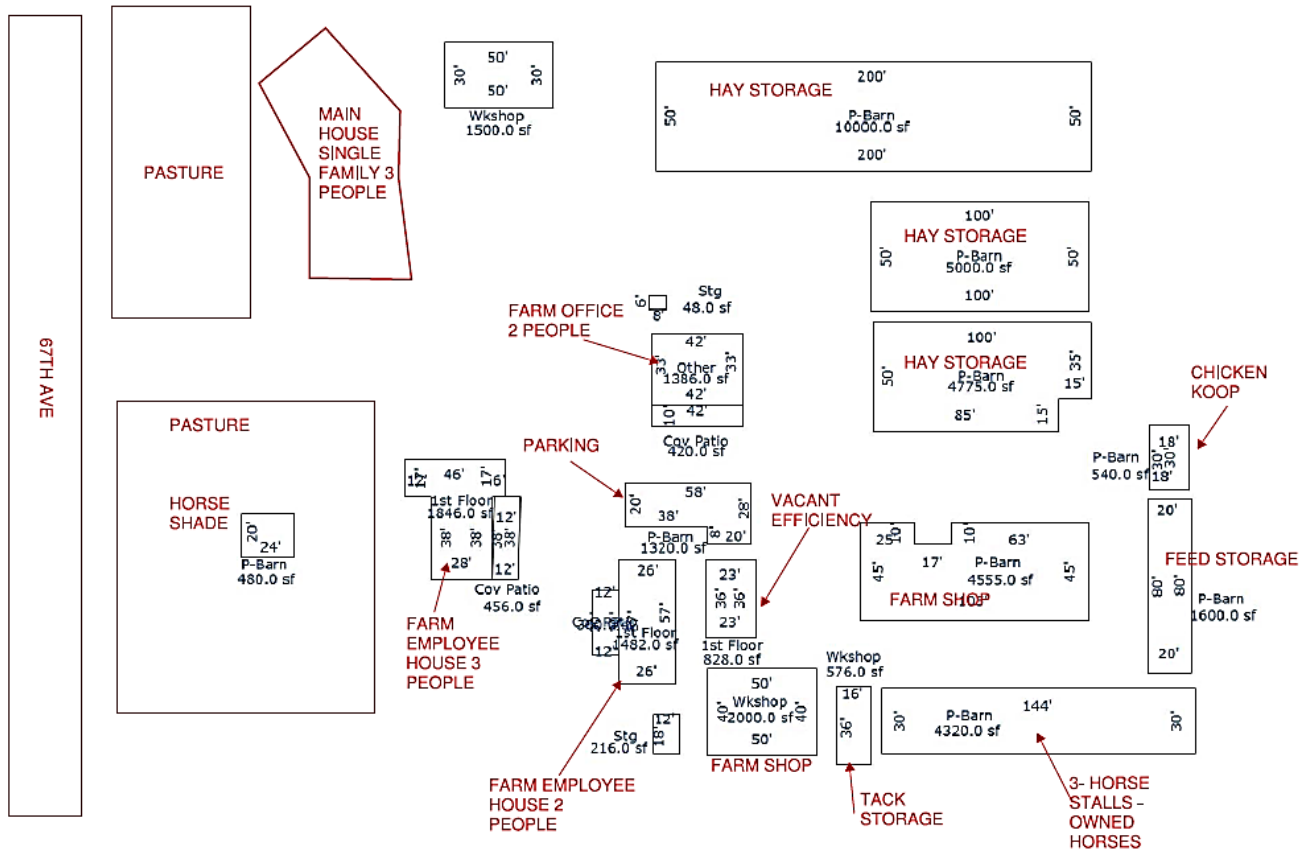
Current Conditions

To the North:	S-1, Kings Ridge Elementary School, City of Phoenix
To the South:	RU-43, Single-family dwellings, Maricopa County
To the West:	RU-43, single-family dwellings (Maricopa County jurisdiction) and R1-6, agricultural uses (City of Phoenix)
To the East:	RU-43, single-family dwellings (Maricopa County jurisdiction) and R1-6, single-family dwellings (City of Phoenix)

Current Land-Uses:

Parcel 104-56-001F, RU-43. One single-family dwelling and one permitted single-wide mobile home.

Parcel 104-56-004A, RU-43. Four residences, farm office, stables, ranch and farm accessory structures as detailed below.



MARICOPA COUNTY ZONING CASE HISTORY

104-56-001F and 104-56-004A	Z-88-51v. Request to rezone to Industrial. Request denied.
104-56-001F	05/10/2000 - Permit to replace a single-wide mobile home.
104-56-004A	02/15/2008 - Permit for an SFR addition.
104-56-004A	B200706417. Expired permit for a 5-6' x 250 LF block wall – issued 07/9/2007 but never called for inspection.

Maricopa County History of Non-Conformities Present? 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 development can likely be served by the City's water and sewer system pending capacity review and approval. This review will be done contingent with complying to the WSD requirements provided during the pre-application process. Any design and construction of facilities needed to connect to, or increase the capacity of the existing sewer system will be the responsibility of the developer.

II. Fire Protection

Servicing Station: Phoenix Fire Station 59, 111 S. 65th Avenue, Phoenix

Station Capacity Level, Current:	77% (2012 SCL data)
Station Capacity Level, After Annexation:	77%
Current Response Time:	6 Min. 30 Sec.
City Average Response Time:	4 Min. 39 Sec.
Difference from Typical Response Time:	1 Min. 21 Sec.
Number of Service Calls Expected:	1
Average Cost per Service Call:	<u>\$466</u>
Estimated Total Annual Fire Service Costs:	\$357

III. Police Protection

Servicing Station: Estrella Mountain Precinct, 2111 S. 99th Avenue, Tolleson

Number of New Officers Required:	0.01	
Number of New Patrol Cars Required:	0.00	
Estimated Total Annual Police Service Costs:		\$1,044

IV. Refuse Collection

Number of New Containers Required:	3	
<i>Public refuse container costs not applicable for apartments, commercial, and industrial uses as such uses require private refuse services or contractual agreements with the City that are not determined at this time.</i>		
Cost for Refuse Containers, Each:		\$48.45
Cost for Recycling Containers, Each:		\$48.45
Total Start-Up Costs for Refuse Collection:		\$291

V. Street Maintenance

Average Cost per Acre for Street Maintenance:	<u>\$85</u>
Estimated Total Annual Street Maintenance:	\$894

VI. Public Transit

Servicing Routes: Local Bus Route 67, with a transit stop approximately 1/3 of a mile north on 67th Avenue. Local Bus Route 28 West, with a transit stop approximately 3/4 of a mile north on West Buckeye Rd.

VII. Parks and Recreation

Neighborhood Park Demand in Acres:	0.03	
Community Park Demand in Acres:	0.02	
District Park Demand in Acres:	0.02	
Total Park Demand in Acres:	0.06	
Cost Per Acre, Annual Maintenance:		<u>\$11,000</u>
Total Annual Parks and Recreation Costs:		\$678

VIII. Schools

Elementary School District:	Riverside
High School District:	Phoenix Union
Total Expected Elementary School Students:	2
Total Expected High School Students:	1
Total Expected New Students:	3

IX. Revenues

This annexation is within the Estrella South Impact Fee area. Both parcels are already developed, but in the event of redevelopment, current impact fees, at buildout, would be \$11,960 per single-family dwelling unit.

Expected Total Impact Fees at Buildout:	\$0
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Beginning Next Fiscal Year

Property Tax Income:	\$2,942
Utility Fee Income:	\$375
State Shared Revenue:	\$269
Solid Waste:	\$965
Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually:	\$4,551

Beginning 2019 - 2020 Fiscal Year

Property Tax Income:	\$2,942
Utility Fee Income:	\$375
State Shared Revenue:	\$269
Solid Waste:	\$965
Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually:	\$4,551

X. Total Costs

Revenue, First Year Only:	\$4,551
Revenue, 2018 and Beyond:	\$4,551
Expenses, First Year Only:	\$3,263
Expenses, Year Two and Beyond:	<u>\$2,973</u>
Total Annual Revenue, First Year:	\$1,288
Total Annual Revenue, 2019 and Beyond:	\$1,578