
CITY COUNCIL REPORT

TO: Mario Paniagua
Deputy City Manager

FROM: Alan Stephenson
Planning & Development Director

SUBJECT: PROPOSED 47TH STREET AND ASHLER HILLS ANNEXATION

This report recommends the approval of the proposed annexation of 4.75 acres located at 4711 East Ashler Hills Drive, Parcel # 211-35-011L. Council District 2.

THE REQUEST:

The applicant is requesting the annexation to expand the existing Chaparral Animal Hospital campus adjacent to the proposed request and rezone the property to S-2.

OTHER INFORMATION:

Planning Village:	Desert View
General Plan Designation:	Large Lot, 0-1 du/acre
Current County Zoning District	RU-43
Equivalent Zoning District:	S-1
Proposed Zoning District:	S-2

Current Land-Use Conditions

On-Site:	RU-43, Single-family dwelling on horse property, with barns, paddocks, and storage.
To the North:	R1-18, single-family residential subdivision, City of Phoenix jurisdiction.
To the South:	RU-43, Animal Boarding facility and stables, Maricopa County jurisdiction.
To the West:	RU-43, vacant, Maricopa County jurisdiction.
To the East:	S-1, Veterinary Office use, City of Phoenix jurisdiction.

Maricopa County - History of Non-Conformities:	None
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Maricopa County - Parcels Zoning Case History	None
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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

WATER

Water mains: 6-inch ACP within Ashler Hills Drive. Field verification may be necessary to determine if services are still active. No water main extension will be needed if 4711 E. Ashler Hills Drive is combined with 32100 N Cave Creek Road (animal hospital). If the current 6-inch VCP tap cannot accommodate the added flow for the office or future improvements a new sewer tap(s) will have to be purchased.

SEWER

Sewer mains: 6-inch ACP within Ashler Hills Drive If 4711 E. Ashler Hills Drive is not combined with 32100 N Cave Creek (animal hospital) a new sewer main extension shall be required. Design and construction of any infrastructure will be the responsibility of the developer.

II. Fire Protection

Servicing Station: Phoenix Fire Station 49, 3750 E Dynamite Blvd

Station Capacity Level, Current:	23%		
Station Capacity Level, After Annexation:	23%		
Current Response Time:	4 Min.	0	Sec.
City Average Response Time:	4 Min.	39	Sec.
Difference from Typical Response Time:	Min.	-39	Sec.
Number of Service Calls Expected:	0		

Average Cost Per Service Call:	\$466
Estimated Total Annual Fire Service Costs:	\$0

III. Police Protection

Servicing Station: Black Mountain Precinct, 33355 N. Cave Creek Road

Number of New Officers Required:	0.00
Number of New Patrol Cars Required:	0.00
Estimated Total Annual Police Service Costs:	\$0

IV. Refuse Collection

Note: 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.

Number of New Containers Required	0
Cost for Refuse Containers, Each:	\$48.45
Cost for Recycling Containers, Each:	\$48.45
Total Start-Up Costs for Refuse Collection:	\$0

V. Street Maintenance

Average Cost Per Acre for Street Maintenance:	\$85.00
Estimated Total Annual Street Maintenance Costs:	\$402.00

VI. Public Transit

Servicing Routes: There are no servicing routes near the annexation area.

VII. Parks and Recreation

Neighborhood Park Demand in Acres:	0
Community Park Demand in Acres:	0
District Park Demand in Acres:	0
Total Park Demand in Acres:	0
Cost Per Acre, Annual Maintenance:	\$11,000.00
Total Annual Parks and Recreation Costs:	\$0

VIII. Schools

Elementary School District:	Cave Creek Unified
High School District:	Cave Creek Unified #93
Total Expected Elementary School Students:	0

Total Expected High School Students:	0
Total Expected New Students:	0

IX. Revenues

This annexation is within the Northeast Impact Fee area. No additional impact fees are due if the property owner utilizes existing structures and City services. Otherwise, impact fees would be assessed toward new construction, or water & sewer connection. The commercial impact fee for an office use is based on the new building square footage, as well as the number, size, and type of new water meter(s) needed to serve the property.

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

Property Tax Income:	\$475
Utility Fee Income:	\$0
State Shared Revenue*:	\$274
Solid Waste:	\$0
Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually:	\$749

Beginning 2019 - 2020 Fiscal Year

Property Tax Income:	\$475
Utility Fee Income:	\$0
State Shared Revenue:	\$274
Solid Waste:	\$0
Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually:	\$749

X. Total Costs

Revenue, First Year Only:	\$749
Revenue, 2019 and Beyond:	\$749
Expenses, First Year Only:	\$402
Expenses, Year Two and Beyond:	\$402
Total Annual Revenue, First Year	\$347
Total Annual Revenue, 2019 and Beyond:	\$347