

# ATTACHMENT A

## CITY COUNCIL REPORT

**TO:** Ginger Spencer  
Deputy City Manager

**FROM:** Alan Stephenson  
Planning Director

**SUBJECT:** Request for Task Force Analysis: Ismail Annexation

This report recommends the **approval** of the proposed annexation of **6.67** acres located at **3335 W Baseline Road and 3437 W Baseline Road, parcels # 300-14-065 and 300-14-067**

### THE REQUEST:

The applicant is requesting annexation to redevelop the properties as R1-8 (Single-family Residence District) with a proposed density 14 multi-family dwelling units, and C-2 (Intermediate Commercial) with a proposed square footage of 3,700 for retail and 7,700 for automotive services.

### OTHER INFORMATION:

Planning Village: Laveen

General Plan Designation: Residential 2 to 3.5 dwelling units per acre

Current Zoning District: RU-43

Equivalent Zoning District: S-1

Current Conditions

Current Land-Use: One single-family residence in each parcel and agricultural uses

To the North: Under construction, single-family subdivision, zoned R1-10, City of Phoenix jurisdiction

To the South: Single-family subdivision, zoned R1-10, City of Phoenix jurisdiction

To the West: Commercial uses under C-2 and C-2 Special permit for the first 700 feet south of W Baseline Road, City of Phoenix jurisdiction and the remainder 770 as single family residential and agriculture under S-1 zoning, City of Phoenix jurisdiction.

To the East: Single-family dwelling, zoned RU-43, Maricopa County jurisdiction and single-family subdivision, zoned R1-10, City of Phoenix Jurisdiction.

Maricopa County Non-Conformities Present? None Present

## 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.

### 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

Water: There is a 12-inch DIP water distribution main within W Baseline Rd.

Sewer: There is no sewer main that directly fronts the project. However, once annexation has been approved, a sewer main extension will be allowed. The proposed parcels can likely be served by the City's water and/or sewer system pending capacity review and approval. Specifics regarding potential main extension requirements would be determined at a pre-app meeting after annexation. Design and construction of any infrastructure will be the responsibility of the developer.

### II. Fire Protection

Servicing Station: Phoenix Fire Station 39, 2276 W Southern Avenue

Station Capacity Level, Current: Unknown

Station Capacity Level, After Annexation: Unknown

Current Response Time: 4 Min. 15 Sec.

City Average Response Time: 5 Min. 2 Sec.

Difference from Typical Response Time: 0 Min. 47 Sec.

Number of Service Calls Expected: 4

Average Cost Per Service Call: \$466

Estimated Total Annual Fire Service Costs: **\$1,740**

III. Police Protection

Servicing Station: 400 W Southern Avenue

Number of New Officers Required: 0.04

Number of New Patrol Cars Required: 0.02

Estimated Total Annual Police Service Costs: **\$5,094**

IV. Refuse Collection

Number of New Containers Required: **None.** *Public refuse container costs are not applicable for apartments and non-residential use.*

Total Start-Up Costs for Refuse Collection: **\$0**

V. Street Maintenance

Average Cost Per Acre for Street Maintenance: \$85

Estimated Total Annual Street Maintenance Costs: **\$569**

VI. Public Transit

Servicing Routes: Local route 77 (Baseline Road) and route 35 (35th Avenue).

VII. Parks and Recreation

Neighborhood Park Demand in Acres: 0.15

Community Park Demand in Acres: 0.08

District Park Demand in Acres: 0.08

Total Park Demand in Acres: 0.30

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

Total Annual Parks and Recreation Costs: **\$3,306**

VIII. Schools

Elementary School District: Roosevelt

High School District: Phoenix Union

Total Expected Elementary School Students: 10

Total Expected High School Students: 6

Total Expected New Students: 15

IX. Revenues

Residential Impact Fees: This project is in the Laveen West Impact Fee area. Expected impact fees revenues for multi-family development are approximate \$127,633 and based on a proposal for a future build-out of 14 multi-family dwellings and on current Impact Fee schedules only.

Commercial Impact Fees: Projected Fees are approximately \$170,493 based on a proposed development of 11,400 square feet or retail and services. Totals may vary based on final specific commercial use(s) and gross site area, water meters, and number of drainage fixture units (DFUs).

Expected Total Impact Fees at Buildout: **\$298,116**

Beginning Next Fiscal Year

Property Tax Income*:	\$736
Utility Fee Income:	\$1,750
State Shared Revenue:	\$11,516
Solid Waste:	\$5,793
Sales Tax Generated**:	<u>\$0</u>
Total Tax Related Income, Annually:	<b>\$19,795</b>

Beginning 2024 - 2025 Fiscal Year

Property Tax Income*:	\$736
Utility Fee Income:	\$1,750
State Shared Revenue:	\$11,516
Solid Waste:	\$5,793
Sales Tax Generated**:	<u>\$0</u>
Total Tax Related Income, Annually:	<b>\$19,795</b>

X. Total Costs	
Revenue, First Year Only:	\$317,911
Revenue, Year Two:	\$19,795
Revenue, 2024 and Beyond:	\$19,795
Expenses, First Year Only:	\$10,710
Expenses, Year Two and Beyond:	<u>\$10,710</u>
<b>Total Annual Revenue, First Year to 2023:</b>	<b>\$316,287</b>
<b>Total Annual Revenue, 2024 and Beyond:</b>	<b>\$9,085</b>

\* The above referenced Property Tax Income is based on vacant parcels only; it does not refer to future development which will vary depending on number of lots and individual square footage and non-residential build-out.

\*\* Sales Tax Generated cannot be calculated for non-existent commercial projects.

Total Annual Revenues will vary depending on final project scope and size, timing of permit issuance and build-out.