

# Attachment A

## CITY COUNCIL REPORT

**TO:** Mario Paniagua  
Deputy City Manager

**FROM:** Alan Stephenson  
Planning and Development Director

**SUBJECT:** Request for Task Force Analysis: 109th Avenue and Indian School Road Annexation

This report recommends the **approval** of the proposed annexation of **0.0483** acres located at **4106 N 109th Avenue, Parcel # 102-58-579B**

### THE REQUEST:

The applicant is requesting to annex an associated residential parcel south of the applicant's existing single-family dwelling already within city limits, to have both properties within the City of Phoenix boundary.

### OTHER INFORMATION:

Planning Village:	Maryvale
General Plan Designation:	Traditional Lot at 3.5 to 5 dwelling units per acre
Current County Zoning District	R-2, Two-Family Residential
Equivalent Zoning District:	R-2, Multifamily Residence District
Proposed Zoning District:	R1-10 PRD

### Current Land Use Conditions:

On Site:	Mostly vacant, only a small portion of a single-family residence (approximately 300 sq. ft), zoned R-2, Maricopa County jurisdiction
To the North:	Single-family residential dwelling, same property owner, zoned R-2, City of Phoenix jurisdiction

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:**

This request is to annex an associated residential parcel adjacent to the property owner's existing single-family dwelling already within city limits. There are no additional expenses associated with this annexation since the single-family dwelling is already within city limits, but there will be an associated increase in revenue, as follows:

**Beginning Next Fiscal Year**

Property Tax Income:	\$90
Utility Fee Income:	\$0
State Shared Revenue:	\$837
Solid Waste:	\$0
Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually:	<b>\$927</b>

**Beginning 2021 Fiscal Year and Beyond**

Property Tax Income:	\$90
Utility Fee Income:	\$0
State Shared Revenue:	\$837
Solid Waste:	\$0
Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually:	<b>\$927</b>