

ATTACHMENT A

CITY COUNCIL REPORT

TO: Alan Stephenson
Deputy City Manager

FROM: Joshua Bednarek
Planning and Development Deputy Director

SUBJECT: Request for Task Force Analysis: 95th Avenue and Broadway Road

This report recommends the **approval** of the proposed annexation of **9.52** acres located at 9349 West Broadway Road (APN: 101-36-011P).

THE REQUEST:

The applicant is requesting to annex approximately 9.52 acres on the southeast corner of the 95th Avenue alignment and Broadway Road from Maricopa County. The applicant is requesting the annexation with the intention to develop a self-service storage warehouse on the site. This land use is not permitted by right in the City of Phoenix equivalency zoning district of S-1. This would require a rezoning to C-2 SP (Intermediate Commercial, Special Permit) and a companion minor General Plan Amendment to the Land Use Map.

OTHER INFORMATION:

Planning Village:	Estrella
General Plan Designation:	Residential 1 to 2 du/ac (<i>*calculations based on Commercial designation per proposed use*</i>)
Current County Zoning District	RU-43
Equivalent Zoning District:	S-1
Proposed Zoning District:	C-2 SP
Current Land Use Conditions	
On Site:	Maricopa County jurisdiction, zoned RU-43, single-family residential/agriculture
To the North:	City of Phoenix jurisdiction, zoned PCD, approved R1-6 PCD, vacant
To the South:	Maricopa County jurisdiction, zoned RU-43, agriculture
To the West:	City of Phoenix jurisdiction, zoned R1-10 PCD, single-family residential/agriculture
To the East:	Maricopa County jurisdiction, zoned RU-43, farm storage
Maricopa County History of Non-Conformities Present?	NONE PRESENT

MARICIPA COUNTY ZONING CASE HISTORY

101-36-011P

N/A

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

The Water Services Department (WSD) has reviewed the proposed annexation and does not have any objections to the request.

Nearest Infrastructure for WATER:

12-inch DIP approved water main within W Broadway Road. This main is not available for use until it has been fully accepted by the COP.

Nearest Infrastructure for SEWER:

12-inch DIP sewer main within W Broadway Road. This main is not available for use until it has been fully accepted by the COP.

Force Mains, not available for use:

10-inch PVC sewer force main within W Broadway Road, not for use.

16-inch DIP sewer force main within W Broadway Road, not for use.

II. Fire Protection

Servicing Station:

Tolleson FS 161
9169 W Monroe St
Tolleson, AZ 85353

Current Response Time: 6 Min. 45 Sec.

City Average Response Time:	5	Min.	0	Sec.
Difference from Typical Response Time:	1	Min.	45	Sec.
Number of Service Calls Expected:	0			
Average Cost per Service Call:	<u>\$727</u>			
Estimated Total Annual Fire Service Costs:	\$0			

III. Police Protection

Servicing Station:	Maryvale Estrella Mountain Precinct 2111 S. 99th Ave Tolleson, AZ 85353
Number Of New Officers Required:	0.00
Number Of New Patrol Cars Required:	<u>0.00</u>
Estimated Total Annual Police Service Costs:	\$0

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:	\$1,243

VI. Public Transit

Servicing Routes:	There are no servicing bus routes in the annexation area.
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VII. Parks and Recreation

Neighborhood Park Demand in Acres:	0.00
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	Community Park Demand in Acres:	0.00
	District Park Demand in Acres:	0.00
	Total Park Demand in Acres:	0.00
	Cost Per Acre, Annual Maintenance:	<u>\$17,000</u>
	Total Annual Parks and Recreation Costs:	\$0
VIII.	Schools	
	Elementary School District:	Union Elementary
	High School District:	Tolleson Union #214
	Total Expected Elementary School Students:	0
	Total Expected High School Students:	0
	Total Expected New Students:	0
IX.	Revenues	
	Expected Total Impact Fees at Buildout:	\$146,313
Beginning Next Fiscal Year	Property Tax Income*:	\$1,099
	Utility Fee Income:	\$125
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$1,224
Beginning 2023-2024 Fiscal Year	Property Tax Income*:	\$1,099
	Utility Fee Income:	\$125
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$1,224
X.	Total Costs	
	Revenue, First Year Only:	\$147,537
	Revenue, Year Two:	\$1,224
	Revenue, 2020 and Beyond:	\$1,224
	Expenses, First Year Only:	\$1,243

Expenses, Year Two and Beyond:	\$1,243
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Total Annual Revenue, First Year**:	\$146,294
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Total Annual Revenue, 2023 and Beyond**:	-\$19
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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.*