

Attachment A

CITY COUNCIL REPORT

TO: Alan Stephenson
Deputy City Manager

FROM: Joshua Bednarek
Planning and Development Director

SUBJECT: Request for Task Force Analysis: Rancho Grande Annexation, No. 557

This report recommends the **approval** of the proposed annexation of approximately 18.72 acres located approximately 480 feet west of the northwest corner of 67th Avenue and Baseline Road (APNs 104-83-014, 104-83-015, 104-83-016, 104-83-017).

THE REQUEST:

The applicant is requesting to annex approximately 18.72 acres, located approximately 480 feet west of the northwest corner of 67th Avenue and Baseline Road from Maricopa County. The applicant is requesting annexation with the intention of rezoning to R-3 to develop 216 multifamily residences including 148 detached units and 68 duplex units.

OTHER INFORMATION:

Planning Village:	Laveen
General Plan Designation:	Residential 3.5 to 5 dwelling units per acre
Current Zoning District:	RU-43
Equivalent Zoning District:	S-1

Current Land Use

Conditions on Site:	Maricopa County jurisdiction, zoned RU-43, single-family residential, farming, and automotive repair
To the North:	City of Phoenix jurisdiction, zoned R1-8 and RE-35, single-family residential
To the South:	City of Phoenix jurisdiction, zoned R1-6 PCD and C-1 PCD, single-family residential, gas station, and vacant land
To the West:	Maricopa County jurisdiction, zoned RU-43, landscaping storage
To the East:	City of Phoenix jurisdiction, zoned C-2, single-family residential

Maricopa County History of Non-Conformities Present? NONE PRESENT

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Maricopa County Zoning Case History:

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.

- 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 2025 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

4 - Parcels, APN 104-83-014, 015, 16, 017, 67th Avenue and Baseline Road
Q.S.#: 1-12
Water Pressure Zone Area: 0S
Acres: 18.75

Water:
6-inch ACP water main within Baseline Rd
12-inch DIP water main within Baseline Rd

Sewer:
30" DIP sewer main within Baseline Rd (no direct connections to main, must connect through existing or new manhole)

Specifics regarding infrastructure improvement requirements would be discussed and determined at a pre-application meeting after annexation. Additional information and requirements provided under PAPP 2402903 for KIVA 24-759.

It is the City's intent to provide water and sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review, or the building permit approval, and may be subject to future

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restrictions as a result of water shortage. Water and/or sewer system requirements and stipulations are determined at time of site plan approval. Capacity on any existing infrastructure is determined at that time of preliminary site plan approval. Please be advised that capacity is a dynamic condition that can change over time due to a variety of factors.

Per City Code 37-22, 37-39 and 37-142, annexation into the City requires all properties connect to the City's public water system. All existing on-site private wells must be disconnected to prevent cross contamination with the City's public water system.

Developments that use an average of 250,000-gallons of water or more per day are required to provide a Water Conservation Plan. In addition, developments that use an average of 500,000-gallons of water or more per day are required to demonstrate a minimum of 30% water reuse in the Water Conservation Plan. The Water Conservation Plan must be reviewed and approved by the Water Services Department (WSD) prior to preliminary site plan approval.

II. Fire Protection

Servicing Station:
Laveen Fire Station #58
4718 West Dobbins Road
Laveen, Arizona 85339

Current Response Time:	5 Min. 36 Sec.
City Average Response Time:	5 Min.0 Sec.
Difference From Typical Response Time:	0 Min. -36 Sec.
Number Of Service Calls Expected:	87
Average Cost Per Service Call:	<u>\$727</u>
Estimated Total Annual Fire Service Costs:	\$63,147

III. Police Protection

Servicing Station:
Maryvale / Estrella Precinct
Estrella Mountain Substation
2111 South 99th Avenue
Tolleson, Arizona 85353

Number Of New Officers Required:	0.59
Number Of New Patrol Cars Required:	<u>0.35</u>
Estimated Total Annual Police Service Costs:	\$112,867

IV. Refuse Collection

Number of New Containers Required:	0
Cost for Refuse Containers, Each:	\$52.35
Cost for Recycling Containers, Each:	<u>\$52.35</u>
Total Start-Up Costs for Refuse Collection:	\$0

V. Street Maintenance

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Average Cost Per Acre for Street Maintenance:	<u>\$172</u>
Estimated Total Annual Street Maintenance Costs:	\$3,214

VI. Public Transit

Servicing Routes: Route 77 – Baseline (East and West)

VII. Parks and Recreation

Neighborhood Park Demand in Acres:	2.21
Community Park Demand in Acres:	1.18
District Park Demand in Acres:	1.18
Total Park Demand in Acres:	4.57
Cost Per Acre, Annual Maintenance:	<u>\$17,000</u>
Total Annual Parks and Recreation Costs:	\$77,690

VIII. Schools

Elementary School District:	Laveen Elementary School District
High School District:	Phoenix Union High School District
Total Expected Elementary School Students:	151
Total Expected High School Students:	86
Total Expected New Students:	238

IX. Revenues

Development Impact Fees: Impact fees may include water and sewer fees which are based on building area, specific commercial use(s), gross site area for the commercial portion of the project, water meters, and number of drainage fixture units (DFUs).

Beginning Next Fiscal Year	Expected Total Impact Fees at Buildout:	\$1,569,073
	Beginning Next Fiscal Year	
	Property Tax Income*:	\$1,032
	Utility Fee Income:	\$27,000
	State Shared Revenue:	\$243,838
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$271,870

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Beginning 2025-2026 Fiscal Year	Beginning 2025-2026 Fiscal Year	
	Property Tax Income*:	\$1,032
	Utility Fee Income:	\$27,000
	State Shared Revenue:	\$243,838
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$271,870

X. Total Costs

Revenue, First Year Only:	\$1,840,943
Revenue, Year Two and Beyond:	\$271,870
Expenses, First Year Only:	\$256,919
Expenses, Year Two and Beyond:	\$256,919

XI. Total Annual Revenue

Total Annual Revenue, First Year**:	\$1,584,025
Total Annual Revenue, 2025 and Beyond**:	\$14,951

*The above referenced **Property Tax Income** figures 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.