

ATTACHMENT A

CITY COUNCIL REPORT

TO: Ginger Spencer
Deputy City Manager

FROM: Alan Stephenson
Planning Director

SUBJECT: Request for Task Force Analysis: 27th Avenue and Baseline Road Annexation

This report recommends the **approval** of the proposed annexation of **2.25** acres located at **7416 S. 27th Avenue (27th Avenue and Baseline Road), Parcels: APN #105-88-020V**

THE REQUEST:

The applicant is requesting the annexation to develop the parcel, with adjacent parcels already annexed to the city of Phoenix, to create a 16-lot subdivision under R1-8 (Single-family Residence District). The adjacent parcels were annexed in 2007.

OTHER INFORMATION:

Planning Village:	Laveen
General Plan Designation:	Large Lot, Residential 0 to 1 dwelling units per acre
Current Zoning District:	RU-43
Equivalent Zoning District:	S-1
Current Conditions	
Current Land-Use:	Single-family dwelling, a barn built in 1983, and a second barn/shop built in 2003.
To the North:	Single-family dwelling and ranch property, zoned S-1, City of Phoenix jurisdiction.
To the South:	Auto sales, auto shop and open auto storage, zoned C-2, Maricopa County jurisdiction.
To the West:	Single-family dwelling and ranch property, zoned S-1, City of Phoenix jurisdiction.
To the East:	Single-family subdivision, zoned R1-10, City of Phoenix Jurisdiction.
Non-Conformities Present? NONE PRESENT	

PARCEL(S) 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 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 proposed parcel can likely be served by the City of Phoenix water and sewer system in the area, pending capacity review and approval. Specific water and sewer system stipulations/requirements are determined at time of Site Plan approval after annexation.

Design and construction of any infrastructure will be the responsibility of the developer. Please be advised that capacity is a dynamic condition that can change over time due to a variety of factors.

City map shows the closest water/sewer infrastructure is within S. 27th Avenue:

Water -

60-inch PCCP, pressure zone 1, water main within S. 27th Avenue (Transmission Main, Do Not Use)
12-inch DIP, pressure zone 1, water main within S. 27th Avenue

Sewer -

15-inch VCP sewer main within S. 27th Avenue

II. Fire Protection

Servicing Station:	Phoenix Fire Station 39, 2276 W. Southern Ave
Station Capacity Level, Current:	Unknown
Station Capacity Level, After Annexation:	Unknown
Current Response Time:	2 Min. 15 Sec.
City Average Response Time:	5 Min. 2 Sec.
Difference From Typical Response Time:	2 Min. 47 Sec.

Number Of Service Calls Expected:	1
Average Cost Per Service Call:	<u>\$466</u>
Estimated Total Annual Fire Service Costs:	\$278

III. Police Protection

Servicing Station: Maryvale / Estrella Mountain, Police Beat 834

Number Of New Officers Required:	0.01
Number Of New Patrol Cars Required:	<u>0.00</u>
Estimated Total Annual Police Service Costs:	\$813

IV. Refuse Collection

Number of New Containers Required:	2
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Note: Public refuse container costs not applicable for apartments and non-residential I uses as these require private refuse services or contractual agreements with the City that are not determined at this time.

Cost for Refuse Containers, Each:	\$43.05
Cost for Recycling Containers, Each:	<u>\$45.70</u>
Total Start-Up Costs For Refuse Collection:	\$200

V. Street Maintenance

Average Cost Per Acre For Street Maintenance:	<u>\$85</u>
Estimated Total Annual Street Maintenance Costs:	\$192

VI. Public Transit

Servicing Routes:	Local routes 77 (Baseline) - Bus stops are located approximately 0.10 miles from the parcel.
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VII. Parks and Recreation

Neighborhood Park Demand In Acres:	0.02
Community Park Demand In Acres:	0.01
District Park Demand In Acres:	0.01
Total Park Demand In Acres:	0.05
Cost Per Acre, Annual Maintenance:	<u>\$11,000</u>
Total Annual Parks and Recreation Costs:	\$527

VIII. Schools

Elementary School District:	Roosevelt
High School District:	Phoenix Union
Total Expected Elementary School Students:	2

Total Expected High School Students:	1
Total Expected New Students:	2

IX. Revenues

Residential Impact Fees: This project is in the Laveen West Impact Fee area.

Commercial 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).

Expected Total Impact Fees At Buildout:	\$31,679
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Tax Income, Year One

Property Tax Income:	\$712
Utility Fee Income:	\$281
State Shared Revenue:	\$1,738
Solid Waste:	\$913
Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually:	\$3,644

Tax Income, Year Two and Beyond

Property Tax Income:	\$712
Utility Fee Income:	\$281
State Shared Revenue:	\$1,738
Solid Waste:	\$913
Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually:	\$3,644

X. Total Costs

Revenue, First Year Only:	\$35,323
Revenue, Year Two and Beyond:	\$3,644
Expenses, First Year Only:	\$2,010
Expenses, Year Two and Beyond:	\$1,810

XI. Total Annual Revenue

Total Annual Revenue, First Year Only:	\$33,313
Total Annual Revenue, Year Two and Beyond:	\$1,834

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.