

Attachment A
CITY COUNCIL REPORT

TO: Mario Paniagua
Deputy City Manager

FROM: Alan Stephenson
Planning and Development Director

SUBJECT: Request for Task Force Analysis: Avenida del Sol Annexation

This report recommends the approval of the proposed annexation of 2.5 acres located north of Pinnacle Peak Road on 23rd Street, parcels APN #: 212-15-002X and 212-15-002W.

THE REQUEST:

The applicant is requesting the annexation to obtain city services.

OTHER INFORMATION:

Planning Village:	Desert View
General Plan Designation:	Traditional Lot, 2 to 5 dwelling units per acre
Current County Zoning District:	RU-43
Equivalent Zoning District:	S-1. Overlay Area: North Land Use Plan
Proposed Zoning District:	R1-10 PRD

Current Land Use Conditions

On Site: Parcel 212-15-002X: Single-family dwelling.
Parcel 212-15-002W: Single-family dwelling and workshop.
Both parcels zoned RU-43, Maricopa County jurisdiction.

To the North: Single-Family subdivision, zoned R1-8, City of Phoenix jurisdiction.

To the South: Single-family horse property, zoned RU-43, Maricopa County jurisdiction.

To the West: Single-Family subdivision, zoned R1-6, City of Phoenix jurisdiction.

To the East: Single-Family subdivision, zoned R1-8, City of Phoenix jurisdiction.

Maricopa County History of 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 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:

I. Water and Sewer Service

Parcel can likely be served by the City's water and sewer system pending capacity review and approval. This review will be done at the time of preliminary site plan approval. Design and construction of any needed facilities will be the responsibility of the developer.

Existing Utilities: 8-inch ACP water main and an 8-inch VCP sewer main fronts N. 23rd St. According to City of Phoenix GIS map, APN# 212-15-002X reflects an existing sewer tap to the property. APN# 212-15-002W does not have frontage to the existing water and sewer mains within N. 23rd St. and is therefore land locked. Owner to this parcel must request a private easement granting access and permission to connect and tap mains in N. 23rd St. and run private plumbing through easement up to property by means of a building code modification (CMOD) through the Building Code Official.

II. Fire Protection

Servicing Station: Phoenix Fire Station 45, 2545 E. Beardsley Rd.

Station Capacity Level, Current: Not available.

Station Capacity Level, After Annexation: Not available.

Current Response Time:	5 Min. 0 Sec.
City Average Response Time:	4 Min. 39 Sec.
Difference from Typical Response Time:	21 Sec.
Number of Service Calls Expected:	1
Average Cost per Service Call:	<u>\$466</u>
Estimated Total Annual Fire Service Costs:	\$238

III. Police Protection

Servicing Station: Black Mountain Precinct, 33355 N Cave Creek Rd, Cave Creek.

Number of New Officers Required:	0.01
Number of New Patrol Cars Required:	0.00
Estimated Total Annual Police Service Costs:	\$696

IV. Refuse Collection

Number of New Containers Required:	2
Cost for Refuse Containers, Each:	\$48.45
Cost for Recycling Containers, Each:	<u>\$48.45</u>
Total Start-Up Costs for Refuse Collection:	\$194

V. Street Maintenance

Average Cost per Acre for Street Maintenance:	<u>\$85</u>
Estimated Total Annual Street Maintenance Costs:	\$212

VI. Public Transit

Servicing Routes: There are no transit servicing routes

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:	0.04
Cost Per Acre, Annual Maintenance:	<u>\$11,000</u>
Total Annual Parks and Recreation Costs:	\$452

VIII. Schools

Elementary School District: Paradise Valley Unified School District
High School District: Paradise Valley Unified #69

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

IX. Revenues

*This annexation is within the North Gateway Impact Fee area.**

Expected Total Impact Fees at Buildout:	\$0
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Beginning Next Fiscal Year

Property Tax Income*:	\$813
Utility Fee Income:	\$250
State Shared Revenue:	\$1,303
Solid Waste:	\$54
Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually:	\$2,420

Beginning 2019 - 2020 Fiscal Year

Property Tax Income*:	\$813
Utility Fee Income:	\$250
State Shared Revenue:	\$1,303
Solid Waste:	\$54
Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually:	\$2,420

X. Total Costs

Revenue, First Year Only:	\$2,420
Revenue, Year Two:	\$2,420
Revenue, 2020 and Beyond:	\$2,420
Expenses, First Year Only:	\$1,791
Expenses, Year Two and Beyond:	\$1,598
Total Annual Revenue, First Year:	\$629
Total Annual Revenue, Year Two:	\$822
Total Annual Revenue, 2020 and Beyond:	\$822

**The referenced Impact Fees and Property Tax Income numbers are based on existing conditions.*