

## Attachment A

### CITY COUNCIL REPORT

**TO:** Mario Paniagua, Deputy City Manager  
**FROM:** Alan Stephenson, Planning and Development Director  
**SUBJECT:** Request for Task Force Analysis: Brown Annexation

This report recommends the **approval** of the proposed annexation of **1.77** acres located at **5147 E Westland Road, APN# 211-29-003A**.

#### THE REQUEST:

The applicant is requesting the annexation to receive city services and to potentially rezone the property to commercial for a coffee establishment, estimated building size at 3,000 square feet.

#### OTHER INFORMATION:

Planning Village: Desert View

General Plan Designation: Large Lot, 0 to 1 and 1 to 2 dwelling units per acre, with a cap of 1.5 dwelling units per acre.

Current County Zoning District: RU-43 (Rural Zoning District, one dwelling unit per acre)

Equivalent Zoning District: S-1 (Ranch or Farm Residence District)

Proposed Zoning District: C-1 or C-2

#### Current Land Use Conditions

On Site:	Vacant, zoned RU-43, Maricopa County jurisdiction
To the North:	Nursery, RU-43 (Rural Zoning District), Maricopa County jurisdiction
To the South:	Residential, R1-35 (Single-family residential), Maricopa County jurisdiction
To the West:	Single-Family subdivision under construction, R1-6, City of Phoenix jurisdiction, and residential, R1-35 (Single-family residential), Maricopa County jurisdiction
To the East:	S-1 (Ranch or Farm residence), City of Phoenix jurisdiction, and GC (General Commercial), Cave Creek jurisdiction.

Maricopa County History of Non-Conformities Present: None

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 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

The Water Services Department has reviewed the annexation request. This parcel has frontage to a COP water main located in pressure zone 9A, which falls within the same zone as the parcel. The closest existing sewer infrastructure is over 1000-feet to the south of this parcel. Significant infrastructure improvements would be required in order to serve the proposed parcel City of Phoenix services. Design and construction of any infrastructure will be the responsibility of the developer. Specifics regarding potential main extension requirements would be discussed and determined at a pre-app meeting after annexation.

##### II. Fire Protection

Servicing Station: Phoenix Fire Station 72, 33027 N. Cave Creek Road, approximate distance: 0.6 miles

Station Capacity Level, Current: Not available

Station Capacity Level, After Annexation: Not available

Current Response Time: 1 Min. 30 Sec.

*Response time is an approximation based off of Code 2 driving (without lights or sirens).*

City Average Response Time: 4 Min. 39 Sec.

Difference from Typical Response Time: 3 Min. 9 Sec.

Number of Service Calls Expected: 0

Average Cost per Service Call: \$466

Estimated Total Annual Fire Service Costs: \$466

##### III. Police Protection

Servicing Station: Black Mountain Precinct 33355 N Cave Creek Rd, Phoenix, AZ 85331

Number Of New Officers Required: 0.00

Number Of New Patrol Cars Required: 0.00

Estimated Total Annual Police Service Costs: \$0

##### IV. Refuse Collection

Number of New Containers Required: 0

*(Public refuse container costs not applicable for commercial uses as such uses require private refuse services)*

Total Start-Up Costs for Refuse Collection: **\$0**

V. Street Maintenance

Average Cost per Acre for Street Maintenance:	<u>\$85</u>
Estimated Total Annual Street Maintenance Costs:	<b>\$150</b>

VI. Public Transit

Servicing Routes: There are no transit servicing routes

VII. Parks and Recreation

Neighborhood Park Demand in Acres:	0.00
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>\$11,000</u>
Total Annual Parks and Recreation Costs:	<b>\$0</b>

VIII. Schools

Elementary School District: Black Mountain Elementary School

High School District: Cactus Shadows High School

Total Expected Elementary School Students: 0

Total Expected High School Students: 0

Total Expected New Students: 0

IX. Revenues. This annexation is within the North Gateway Impact Fee area.

Expected Total Impact Fees at Buildout:	<b>\$68,667</b>
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Beginning Next Fiscal Year

Property Tax Income*:	\$137
Utility Fee Income:	\$125
State Shared Revenue:	\$0
Solid Waste:	\$0
Sales Tax Generated**:	<u>\$0</u>
Total Tax Related Income, Annually:	<b>\$262</b>

Beginning 2020 - 2021 Fiscal Year

Property Tax Income*:	\$137
Utility Fee Income:	\$125
State Shared Revenue:	\$0
Solid Waste:	\$0
Sales Tax Generated**:	<u>\$0</u>
Total Tax Related Income, Annually:	<b>\$262</b>

X. Total Costs

Revenue, First Year Only:	\$68,929
Revenue, Year Two:	\$262
Revenue, 2020 and Beyond:	\$262
Expenses, First Year Only:	\$150
Expenses, Year Two and Beyond:	<u>\$150</u>
Total Annual Revenue, First Year:	<b>\$68,779</b>
Total Annual Revenue, Year Two:	<b>-\$354</b>
Total Annual Revenue, 2020 and Beyond:	<b>-\$354</b>

*\*The above referenced Property Tax Income numbers are based on vacant parcels only. Actual income and Total Annual Revenues will vary depending on project scope and size, timing of permit issuance, and build-out.*

*\*\*Unable to ascertain sales tax revenues at this time.*