

Attachment A

CITY COUNCIL REPORT

TO: Mario Paniagua
Deputy City Manager

FROM: Alan Stephenson
Planning and Development Director

SUBJECT: Request for Task Force Analysis: 77th Avenue and Glass Lane Annexation

This report recommends the **approval** of the proposed annexation of **9.09** acres located at **6620 S 77th Avenue, APN # 104-84-008G**, Council District 7.

THE REQUEST:

The applicant is requesting annexation to access City of Phoenix utilities and services, and to develop a single-family residential subdivision under the city's R1-8 PRD, at with a density of 4-5 dwelling units per acre with approximately 45-50 units.

OTHER INFORMATION:

Planning Village: Laveen

General Plan Designation:	Traditional Lot, 3.5 to 5 dwelling units per acre
Current County Zoning District:	RU-43
Equivalent Zoning District:	S-1
Proposed Zoning District:	Multi-family, R1-8 PRD

Current Land Use Conditions

On Site:	Single family ranch and horse property, RU-43, one dwelling unit per acre
To the North:	Single family ranch and horse property, RU-43, one dwelling unit per acre
To the South:	Single-family subdivision, R1-8, City of Phoenix jurisdiction
To the West:	Single family ranch and horse property, RU-43, one dwelling unit per acre
To the East:	Single-family subdivision, R1-8, City of Phoenix 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 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

Upon development, significant water and sewer infrastructure improvements may be required in order to serve this parcel. Design and construction of any infrastructure will be the responsibility of the developer.

II. Fire Protection

Servicing Station: Phoenix Fire Station 95, 1111 S. 65th Avenue

Station Capacity Level, Current: Unknown

Station Capacity Level, After Annexation: Unknown

Current Response Time: 8 Min. 35 Sec.

City Average Response Time: 4 Min. 39 Sec.

Difference from Typical Response Time: **3 Min. 56 Sec.**

Number of Service Calls Expected: 6

Average Cost per Service Call: \$466

Estimated Total Annual Fire Service Costs: **\$2,962**

III. Police Protection

Servicing Station: Maryville Estrella Precinct, 2111 S 99th Ave, Tolleson, AZ 85353

Number of New Officers Required: 0.07

Number of New Patrol Cars Required: 0.03

Estimated Total Annual Police Service Costs: **\$8,670**

IV. Refuse Collection

Number of New Containers Required: 45

Cost for Refuse Containers, Each: \$48.45

Cost for Recycling Containers, Each: \$48.45

Total Start-Up Costs for Refuse Collection: **\$4,361**

V. Street Maintenance

Average Cost per Acre For Street Maintenance: \$85

Estimated Total Annual Street Maintenance Costs: **\$770**

VI. Public Transit

Servicing Routes: None

VII. Parks and Recreation

Neighborhood Park Demand in Acres: 0.25

Community Park Demand in Acres: 0.13

District Park Demand in Acres: 0.13	
Total Park Demand in Acres: 0.51	
Cost Per Acre, Annual Maintenance:	<u>\$11,000</u>
Total Annual Parks and Recreation Costs:	\$5,627

VIII. Schools

Elementary School District: Laveen
 High School District: Phoenix Union
 Total Expected Elementary School Students: 32
 Total Expected High School Students: 18
 Total Expected New Students: 50

IX. Revenues

Expected Total Impact Fees at Buildout:	\$659,759
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Beginning Next Fiscal Year

Property Tax Income*:	\$847
Utility Fee Income:	\$5,625
State Shared Revenue:	\$35,923
Solid Waste:	\$18,252
Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually**:	\$60,647

Beginning 2021-2022 Fiscal Year

Property Tax Income*:	\$847
Utility Fee Income:	\$5,625
State Shared Revenue:	\$35,923
Solid Waste:	\$18,252
Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually**:	\$60,647

X. Total Costs

Revenue, First Year Only:	\$720,406
Revenue, 2022 and Beyond:	\$60,647
Expenses, First Year Only:	\$22,388
Expenses, Year Two and Beyond:	\$18,028
Total Annual Revenue, First Year**:	\$698,018
Total Annual Revenue, 2022 and Beyond**:	\$42,619

**The above referenced Property Tax Income numbers are based on vacant parcels only, not on future development which will vary depending on number of lots and 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.*