

## Attachment A

### CITY COUNCIL REPORT

**TO:** Mario Paniagua, Deputy City Manager

**FROM:** Alan Stephenson, Planning and Development Director

**SUBJECT:** Task Force Analysis for 103rd Avenue and Southern Road Annexation

This report recommends the **approval** of the proposed annexation of **65.50** acres located at 10535 W. Southern Avenue in Council District 7, parcel numbers **101-46-001L, 101-46-002A, and 101-46-003D**.

#### THE REQUEST:

The applicant is requesting the annexation to develop a single-family detached residential subdivision under the PRD development option with approximately 284 dwelling units, under R1-10 Single Family Residence District, at 4.21 du/acre (with bonus)

The proposed density is not consistent with the General Plan Land Use Map designation. Approval of annexation does not constitute recommendation for future rezoning actions.

#### OTHER INFORMATION:

|                                |  |
|--------------------------------|--|
| Planning Village:              | Estrella   |
| General Plan Designation:      | Large Lot, 1 to 2 du/acre  |
| Current County Zoning District | RU-43 – Rural Zoning District  |
| Equivalent Zoning District:    | S-1 – Ranch or Farm Residence  |
| Proposed Zoning District:      | R1-10 Single-Family Residence District, at 4.21 du/acre (with bonus) |

#### Current Land Use Conditions:

|               |  |
|---------------|--|
| On Site:      | Agricultural uses  |
| To the North: | Horse ranches, agricultural uses, and single family residential, RU-43 Zoning District, Maricopa County jurisdiction |
| To the South: | Canal banks, S-1 Zoning District, City of Phoenix jurisdiction   |
| To the West:  | Agricultural uses, RU-43 Zoning District, Maricopa County jurisdiction   |
| To the East:  | Single family residential and hay sales, RU-43 Zoning District, Maricopa County jurisdiction                         |

Maricopa County Zoning Case History: None

Maricopa County History of Non-Conformities Present: 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 could develop under Maricopa 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 Core Values 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 nearest water main is approximately 2700 feet to the east of the intersection 107th Avenue and Southern Avenue. The nearest sewer main is 2400 feet +/- to the north along 107th Avenue. Proposed parcels can likely be served by the City's water and/or 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 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.

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, the PCD master plan or the building permit approval. Please be advised that capacity is a dynamic condition that can change over time due to a variety of factors.

### II. Fire Protection

Servicing Station: Avondale Fire Station 173, 11510 W Durango Street, Avondale

Station Capacity Level, Current: Unknown

Station Capacity Level, After Annexation: Unknown

Current Response Time: 6 Min. 0 Sec.

City Average Response Time: 4 Min. 39 Sec.

Difference from Typical Response Time: 1 Min. 21 Sec.

Number of Service Calls Expected: 75

Average Cost per Service Call: \$466

Estimated Total Annual Fire Service Costs: **\$35,048**

### III. Police Protection

Servicing Station: Maryvale / Estrella Mountain Precinct, 2111 S 99th Ave, Tolleson, AZ

Number of New Officers Required: 0.78

Number of New Patrol Cars Required: 0.36

Estimated Total Annual Police Service Costs: **\$102,592**

IV. Refuse Collection

Number of New Containers Required: 284

Cost for Refuse Containers, Each: \$48.45

Cost for Recycling Containers, Each: \$48.45

Total Start-Up Costs for Refuse Collection: **\$27,520**

V. Street Maintenance

Average Cost per Acre for Street Maintenance: \$85

Estimated Total Annual Street Maintenance Costs: **\$5,698**

VI. Public Transit. No servicing routes.

VII. Parks and Recreation

Neighborhood Park Demand in Acres: 2.93

Community Park Demand in Acres: 1.56

District Park Demand in Acres: 1.56

Total Park Demand in Acres: 6.05

Cost Per Acre, Annual Maintenance: \$11,000

Total Annual Parks and Recreation Costs: **\$66,580**

VIII. Schools

Elementary School District: Tres Rios Elementary School

High School District: La Joya Community High School

Total Expected Elementary School Students: 199

Total Expected High School Students: 114

Total Expected New Students: 312

IX. Revenues

Impact Fees: Estrella South Impact Fee Area and the Off-Project Water Resources Acquisition Fee Area.

Expected Total Impact Fees at Buildout: \$4,020,412

*Note: The above referenced fees are based on the current fee schedule and number of proposed units. An update to the Development Impact Fees Acquisition Fee is currently under consideration by Council and subject to change prior to the time that building permits would be obtained within this proposed subdivision.*

Beginning Next Fiscal Year

Property Tax Income\*: \$403

Utility Fee Income: \$35,000

State Shared Revenue: \$217,977

Solid Waste: \$7,611

Sales Tax Generated: \$0

|                                       |                  |
|---------------------------------------|------------------|
| Total Tax Related Income, Annually**: | <b>\$260,991</b> |
|---------------------------------------|------------------|

Beginning 2021-2022 Fiscal Year

|                                       |                  |
|---------------------------------------|------------------|
| Property Tax Income*:                 | \$403            |
| Utility Fee Income:                   | \$35,000         |
| State Shared Revenue:                 | \$217,977        |
| Solid Waste:                          | \$7,611          |
| Sales Tax Generated:                  | <u>\$0</u>       |
| Total Tax Related Income, Annually**: | <b>\$260,991</b> |

X. Total Costs

|                                 |             |
|---------------------------------|-------------|
| Revenue, First Year Only**:     | \$4,281,403 |
| Revenue, Year Two and Beyond**: | \$260,991   |

|                                |           |
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| Expenses, First Year Only:     | \$237,438 |
| Expenses, Year Two and Beyond: | \$209,918 |

|  |                    |
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| <b>Total Annual Revenue, First Year**:</b> | <b>\$4,043,965</b> |
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| <b>Total Annual Revenue, 2020 and Beyond**:</b> | <b>\$51,073</b> |
|---|-----------------|

*\* The above referenced **Property Tax Income** figures are based on vacant parcels only, not on future development income 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.*