

ATTACHMENT A

CITY COUNCIL REPORT

TO: Ginger Spencer
Deputy City Manager

FROM: Alan Stephenson
Planning Director

SUBJECT: Request for Task Force Analysis: Cave Creek Road and Dynamite Boulevard Annexation

This report recommends the **approval** of the proposed annexation of **1.1** acres located at **4328 E Dynamite Road, APN # 211-39-002P**

THE REQUEST:

The applicant is requesting annexation to receive City of Phoenix Fire services

OTHER INFORMATION:

Planning Village: Desert View

General Plan Designation: Large Lot, 0-2 dwelling units per acre

Current Zoning District: RU-43

Equivalent Zoning District: S-1

Current Conditions

Current Land-Use: One single-family residence, Maricopa County jurisdiction

To the North: Single-family dwelling, zoned S-1, City of Phoenix jurisdiction

To the South: Single-family dwellings, zoned RU-43, Maricopa County jurisdiction

To the West: Vacant parcel, zoned S-1, City of Phoenix jurisdiction

To the East: Single-family dwelling, zoned RU-43, Maricopa County jurisdiction

Maricopa County 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.
- 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

City map shows a ¾-inch water service to parcel, coming off the 6-inch, Zone 7A water main, in Dynamite Blvd. If parcel is not already being served by COP water, a field verification may be required to determine if service tap is active. There is also a 10-inch VCP sewer main within Dynamite Blvd.

If customer is currently on septic and annexation is granted, connection to City Sewer will be required if existing septic system fails or needs to be expanded. Design and construction of any needed facilities and/or service connections will be the responsibility of the developer/owner.

II. Fire Protection

Servicing Station: Fire Station #49, 3750 E Dynamite Road

Station Capacity Level, Current: Unknown

Station Capacity Level, After Annexation: Unknown

Current Response Time: 4 Min. 0 Sec.

City Average Response Time: 5 Min. 2 Sec.

Difference from Typical Response Time: 1 Min. 2 Sec.

Number of Service Calls Expected: 0

Average Cost Per Service Call: \$466

Estimated Total Annual Fire Service Costs: **\$124**

III. Police Protection

Servicing Station: Black Mountain Precinct, 33355 N Cave Creek Road

Number of New Officers Required: 0.00

Number of New Patrol Cars Required: 0.00

Estimated Total Annual Police Service Costs: **\$364**

IV. Refuse Collection

Number of New Containers Required: 1

Cost for Refuse Containers, Each: \$43.35

Cost for Recycling Containers, Each: \$46.10

Total Start-Up Costs for Refuse Collection: **\$89**

V. Street Maintenance

Average Cost Per Acre for Street Maintenance: \$85

Estimated Total Annual Street Maintenance Costs: **\$93**

VI. Public Transit

Servicing Routes: None

VII. Parks and Recreation

Neighborhood Park Demand in Acres:	0.01
Community Park Demand in Acres:	0.01
District Park Demand in Acres:	0.01
Total Park Demand in Acres:	0.02
Cost Per Acre, Annual Maintenance:	<u>\$11,000</u>
Total Annual Parks and Recreation Costs:	\$236

VIII. Schools

Elementary School District: Cave Creek Unified
High School District: Cave Creek Unified
Total Expected Elementary School Students: 1
Total Expected High School Students: 0
Total Expected New Students: 1

IX. Revenues

Expected Total Impact Fees at Buildout: \$0

(Property already developed as a single-family dwelling)

Beginning Next Fiscal Year

Property Tax Income:	\$528
Utility Fee Income:	\$125
State Shared Revenue:	\$886
Solid Waste:	\$414
Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually:	\$1,953

Beginning 2024 - 2025 Fiscal Year

Property Tax Income:	\$528
Utility Fee Income:	\$125
State Shared Revenue:	\$886
Solid Waste:	\$414
Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually:	\$1,953

X. Total Costs

Revenue, First Year Only:	\$1,953
Revenue, Year Two:	\$1,953
Revenue, 2024 and Beyond:	\$1,953
Expenses, First Year Only:	\$907
Expenses, Year Two and Beyond:	<u>\$817</u>

Total Annual Revenue, First Year to year 2023: \$2,182

Total Annual Revenue, 2023 and Beyond: \$1,136