

Attachment A

CITY COUNCIL REPORT

TO: Alan Stephenson
Deputy City Manager

FROM: Joshua Bednarek
Planning and Development Director

SUBJECT: Request for Task Force Analysis: 27th Avenue and Baseline Road Annexation

This report recommends the **approval** of the proposed annexation of 1.89 acres located approximately 570 feet west of the northwest corner of 27th Avenue and Baseline Road (APN 105-88-982).

THE REQUEST:

The applicant is requesting to annex approximately 1.89 acres approximately 570 feet west of the northwest corner of 27th Avenue and Baseline Road from Maricopa County. The applicant is requesting the annexation with the intention rezone the site to C-2 to develop up to 7,707 square feet of retail and restaurant space.

OTHER INFORMATION:

Planning Village:	Laveen
General Plan Designation:	Residential 0 to 1 dwelling units per acre
Current Zoning District:	RU-43
Equivalent Zoning District:	S-1
Current Land Use Conditions	

On Site: Maricopa County jurisdiction, RU-43 zoning, vacant land

To the North: City of Phoenix jurisdiction, R1-10 zoning, single family residential

To the South: City of Phoenix jurisdiction, C-3 zoning, Park and Ride. Additionally, Maricopa County jurisdiction, RU-43 zoning, ranch and rodeo grounds

To the West: City of Phoenix jurisdiction, S-1 zoning, barn and vacant land

To the East: City of Maricopa County jurisdiction, C-2 zoning, automobile body repair

Maricopa County History of Non-Conformities Present? NONE PRESENT

Maricopa County Zoning Case History: N/A

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

The Water Services Department (WSD) has reviewed the proposed annexation request.

1 Parcel: near S 27th Avenue & W Baseline Road
APN 105-88-982 (GIS and KIVA reflects 105-88-020T), no address shown, 1.89 acres
Q.S.#: 1-22
Pressure Zone Areas for proposed parcel: PZ 1

Water fronting parcel, for reference -
12-inch DIP water main within W Baseline Road.

Sewer nearest to parcel, for reference -
15-inch VCP sewer main within W Baseline Road, approximately 285 feet +/-, to the east of proposed parcel at intersection of S 27th Avenue & Baseline Road.

Significant infrastructure improvements may be required in order to serve the proposed parcels within the City of Phoenix service area. Design and construction of any infrastructure will be the responsibility of the developer. Specifics regarding infrastructure improvement requirements would be discussed and determined at a pre-application 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, or the building permit approval, and may be subject to future restrictions as a result of water shortage.

Water and/or sewer system requirements and stipulations are determined at time of site plan approval. Capacity on any existing infrastructure is determined at that time of preliminary site plan 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:
Phoenix Fire Station #39
2276 W Southern Ave
Phoenix, AZ 85041

Current Response Time:	2 Min.7 Sec.
City Average Response Time:	5 Min.0 Sec.
Difference From Typical Response Time:	-2 Min. 53 Sec.
Number Of Service Calls Expected:	1
Average Cost Per Service Call:	<u>\$727</u>
Estimated Total Annual Fire Service Costs:	\$553

III. Police Protection

Servicing Station:
Maryvale/Estrella Precinct
Estrella Mountain Station
2111 S. 99th Avenue
Tolleson, AZ 85353

Number Of New Officers Required:	0.01
Number Of New Patrol Cars Required:	<u>0.00</u>
Estimated Total Annual Police Service Costs:	\$988

IV. Refuse Collection

Number of New Containers Required:	0
Cost for Refuse Containers, Each:	\$59.90
Cost for Recycling Containers, Each:	<u>\$59.90</u>
Total Start-Up Costs for Refuse Collection:	\$0

V. Street Maintenance

Average Cost Per Acre for Street Maintenance:	<u>\$131</u>
Estimated Total Annual Street Maintenance Costs:	\$247

VI. Public Transit

Servicing Routes: WB Baseline Rd & NS 27th Ave, 35th North, 35th South, 77 West, 77 East

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>\$17,000</u>
Total Annual Parks and Recreation Costs:	\$680

VIII. Schools

Elementary School District: Roosevelt	
High School District: Phoenix Union	
Total Expected Elementary School Students:	1
Total Expected High School Students:	1
Total Expected New Students:	2

IX. Revenues

Expected Total Impact Fees at Buildout: \$152,177

Beginning Next Fiscal Year	Beginning Next Fiscal Year	
	Property Tax Income:	\$388
	Utility Fee Income:	\$125
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	\$0
	Total Tax Related Income, Annually	\$513

Beginning 2024- 2025 Fiscal Year	Beginning 2024-2025 Fiscal Year	
	Property Tax Income:	\$388
	Utility Fee Income:	\$125
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually:	\$513

X. Total Costs

Revenue, First Year Only: \$152,690

Revenue, Year Two and Beyond: \$513

Expenses, First Year Only: \$2,467

Expenses, Year Two and Beyond: \$2,467

XI. Total Annual Revenue

Total Annual Revenue, First Year **: \$150,223

**Total Annual Revenue, 2024
and Beyond:** -\$1,954

*The above referenced **Property Tax Income** figures are based on vacant parcels only; it does not refer to future development which will vary depending on number of lots and individual 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.