

Attachment A

CITY COUNCIL REPORT

TO: Alan Stephenson
Deputy City Manager

FROM: Joshua Bednarek
Planning and Development Director

SUBJECT: Request for Task Force Analysis: 53rd Avenue and Broadway Road Annexation

This report recommends the **approval** of the proposed annexation of 3.20 acres located approximately 200 feet west of the southwest corner of 53rd Avenue and Broadway Road (APN 104-59-001N).

THE REQUEST:

The applicant is requesting to annex approximately 3.20 acres, approximately 200 feet west of the southwest corner of 53rd Avenue and Broadway Road from Maricopa County. The applicant is requesting the annexation with the intention of rezoning to A-1 for a retention area to serve the proposed adjacent commercial office/light industrial use.

OTHER INFORMATION:

Planning Village:	Estrella
General Plan	
Designation:	Residential 10 to 15 dwelling units per acre
Current Zoning	
District:	RU-43
Equivalent Zoning	
District:	S-1
Current Land Use	
Conditions On Site:	Maricopa County jurisdiction, zoned RU-43, vacant land
To the North:	Maricopa County jurisdiction, zoned RU-43, vacant land
To the South:	Maricopa County jurisdiction, zoned RU-43, mining
To the West:	Maricopa County jurisdiction, zoned RU-43, vacant land
To the East:	City of Phoenix jurisdiction, zoned A-1, vacant land, proposed office, fabrication, and vehicle maintenance

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

APN 104-59-001N, S 53rd Ave & Broadway Rd

Q.S.#: 5-16

Water Pressure Zone Area: 0S

Acres: 2.91

Water

12-inch DIP distribution water main within W Broadway Road

Sewer

15-inch VCP sewer main within W Broadway Road

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.

Per City Code 37-22, 37-39 and 37-142, annexation into the City requires all properties connect to the City's public water system. All existing on-site private wells must be disconnected to prevent cross contamination with the City's public

water system. 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 #59
1111 South 65th Avenue
Phoenix, Arizona 85043

Current Response Time:	5 Min.30 Sec.
City Average Response Time:	5 Min.0 Sec.
Difference From Typical Response Time:	0 Min. 30 Sec.
Number Of Service Calls Expected:	19
Average Cost Per Service Call:	<u>\$727</u>
Estimated Total Annual Fire Service Costs:	\$14,033

III. Police Protection

Servicing Station:
Maryvale/Estrella Precinct
Estrella Mountain Substation
2111 South 99th Avenue
Tolleson, Arizona 85353

Number Of New Officers Required:	0.13
Number Of New Patrol Cars Required:	<u>0.08</u>
Estimated Total Annual Police Service Costs:	\$25,081

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:	\$418

VI. Public Transit

Servicing Routes: NB 51st Ave NS Broadway Rd, SB 51st Ave NS Broadway Rd

VII. Parks and Recreation

Neighborhood Park Demand in Acres:	0.49
Community Park Demand in Acres:	0.26
District Park Demand in Acres:	0.26
Total Park Demand in Acres:	1.02
Cost Per Acre, Annual Maintenance:	<u>\$17,000</u>
Total Annual Parks and Recreation Costs:	\$17,265

VIII. Schools

Elementary School District:	Riverside
High School District:	Phoenix Union
Total Expected Elementary School Students:	34
Total Expected High School Students:	19
Total Expected New Students:	53

IX. Revenues

Beginning Next Fiscal Year	Expected Total Impact Fees at Buildout:	\$0
	Beginning Next Fiscal Year	
	Property Tax Income*:	\$137
	Utility Fee Income:	\$0
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$137

Beginning 2024- 2025 Fiscal Year	Beginning 2024-2025 Fiscal Year	
	Property Tax Income*:	\$137
	Utility Fee Income:	\$0
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$137

X. Total Costs

Revenue, First Year Only:	\$137
Revenue, Year Two and Beyond:	\$137
Expenses, First Year Only:	\$56,797
Expenses, Year Two and Beyond:	\$56,797

XI.

Total Annual
Revenue

Total Annual Revenue, First Year:** -\$56,660

**Total Annual Revenue, 2024
and Beyond**:** -\$56,660

*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.