

ATTACHMENT A

CITY COUNCIL REPORT

TO: Alan Stephenson
Deputy City Manager

FROM: Joshua Bednarek
Planning and Development Deputy Director

SUBJECT: Request for Task Force Analysis: I-17 and Jenny Lin Road

This report recommends the **approval** of the proposed annexation of **7.91** acres located at 45402 N Black Canyon Highway (APN: 202-22-001B).

THE REQUEST:

The applicant is requesting to annex approximately 7.91 acres at the southeast corner of the I-17 Freeway and Jenny Lin Road from Maricopa County. The applicant is requesting the annexation with the intention to rezone and develop the larger 115-acre property, the majority of which is already located within city limits, with multifamily residential. This request is concurrent with an additional annexation request at the I-17 and Deer Hollow Lane, both pending rezoning upon annexation.

OTHER INFORMATION:

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| Planning Village: | Rio Vista |
| General Plan Designation: | Commercial |
| Current County Zoning District: | RU-43 |
| Equivalent Zoning District: | S-1 |
| Proposed Zoning District: | R-2 PRD, R-3 PRD, R-3A (Z-8-22) |
| Current Land Use Conditions | |
| On Site: | Vacant |
| To the North: | Maricopa County jurisdiction, zoned RU-43, single-family residence. |
| To the South: | City of Phoenix jurisdiction, zoned C-2, vacant. |
| To the West: | Maricopa County jurisdiction, zoned RU-43, Interstate 17. |
| To the East: | Maricopa County jurisdiction, zoned RU-43, vacant State Trust Land. |
| Maricopa County History of Non-Conformities Present? | NONE PRESENT |

MARICIPA COUNTY ZONING CASE HISTORY

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|-------------|-----|
| 202-22-001B | N/A |
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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

This parcel does not front existing water or sewer infrastructure. Significant infrastructure improvements will 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 potential main extension 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, the PCD master plan, or the building permit approval. Water and/or sewer system requirements and stipulations are determined at the time of site plan approval. Capacity on any existing infrastructure is determined at the 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: Daisy Mountain FS 146
3116 W New River Rd

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| Current Response Time: | 3 | Min. | 15 | Sec. |
| City Average Response Time: | 5 | Min. | 0 | Sec. |

Difference from Typical Response Time: -2 Min. 15 Sec.
Number of Service Calls Expected: 46
Average Cost per Service Call: \$727
Estimated Total Annual Fire Service Costs: **\$33,519**

III. Police Protection

Servicing Station: Black Mountain Precinct
33355 North Cave Creek Rd
Number Of New Officers Required: 0.31
Number Of New Patrol Cars Required: 0.18
Estimated Total Annual Police Service Costs: **\$59,932**

IV. Refuse Collection

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

V. Street Maintenance

Average Cost per Acre for Street Maintenance: \$131
Estimated Total Annual Street Maintenance Costs: **\$1,034**

VI. Public Transit

Servicing Routes: There are no servicing bus routes in the annexation area.

VII. Parks and Recreation

Neighborhood Park Demand in Acres: 1.17
Community Park Demand in Acres: 0.63

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| | District Park Demand in Acres: | 0.63 |
| | Total Park Demand in Acres: | 2.43 |
| | Cost Per Acre, Annual Maintenance: | <u>\$17,000</u> |
| | Total Annual Parks and Recreation Costs: | \$41,253 |
| VIII. | Schools | |
| | Elementary School District: | Deer Valley Unified |
| | High School District: | Deer Valley Unified |
| | Total Expected Elementary School Students: | 80 |
| | Total Expected High School Students: | 46 |
| | Total Expected New Students: | 126 |
| IX. | Revenues | |
| | Expected Total Impact Fees at Buildout: | \$1,021,182 |
| Beginning Next Fiscal Year | Property Tax Income*: | \$252 |
| | Utility Fee Income: | \$14,375 |
| | State Shared Revenue: | \$119,577 |
| | Solid Waste: | \$47,577 |
| | Sales Tax Generated: | <u>\$0</u> |
| | Total Tax Related Income, Annually**: | \$181,781 |
| Beginning 2023-2024 Fiscal Year | Property Tax Income*: | \$252 |
| | Utility Fee Income: | \$14,375 |
| | State Shared Revenue: | \$119,577 |
| | Solid Waste: | \$47,577 |
| | Sales Tax Generated: | <u>\$0</u> |
| | Total Tax Related Income, Annually**: | \$181,781 |
| X. | Total Costs | |
| | Revenue, First Year Only: | \$1,202,963 |
| | Revenue, Year Two: | \$181,781 |
| | Revenue, 2020 and Beyond: | \$181,781 |

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| Expenses, First Year Only: | \$135,738 |
| Expenses, Year Two and Beyond: | \$135,738 |

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| Total Annual Revenue, First Year**: | \$1,067,225 |
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| Total Annual Revenue, 2023 and Beyond**: | \$46,043 |
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The above referenced **Property Tax Income numbers 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.*