

ATTACHMENT A

CITY COUNCIL REPORT

TO: Alan Stephenson
Deputy City Manager

FROM: Joshua Bednarek
Planning and Development Director

SUBJECT: Request for Task Force Analysis: Schroeder Annexation, No. 556

This report recommends the **approval** of the proposed annexation of approximately 5.20 acres located approximately 445 feet south of the southwest corner of 15th Avenue and Whispering Wind Drive. (APN 210-07-017).

THE REQUEST:

The applicant is requesting to annex approximately 5.20 acres, located approximately 445 feet south of the southwest corner of 15th Avenue and Whispering Wind Drive from Maricopa County. The applicant is requesting the annexation with the intention of rezoning to either CP/GCP DVAO or A-1 DVAO with the intention to develop approximately 65,000 square feet of light industrial uses including two warehouse structures and one office building.

OTHER INFORMATION:

Planning Village:	Deer Valley
General Plan Designation:	Commerce/Business Park
Current Zoning District:	RU-43
Equivalent Zoning District:	S-1 DVAO
Current Land Use	
Conditions On Site:	Maricopa County jurisdiction, zoned RU-43, vacant land
To the North:	Maricopa County jurisdiction, zoned RU-43, landscaping storage
To the South:	City of Phoenix jurisdiction, zoned S1-DVAO, landscaping storage
To the West:	Maricopa County jurisdiction, zoned RU-43, landscaping storage
To the East:	City of Phoenix jurisdiction, zoned CP/GCP SP DVAO, Landscaping, RV and boat storage

Maricopa County History of Non-Conformities Present? NONE PRESENT

Maricopa County Zoning Case History: Z2022219 is a request for a special use permit for interim industrial land uses in the RU-43 zoning district. The request was filed in 2022, and the last review

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comments were issued to the applicant on June 18, 2024. The review has since expired.

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 2025 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

Water Pressure Zone Area: 4A

Acres:5.201

Water

8-inch DIP, zone 4A main to the north in 15th Ave alignment (Does not front the project site)

8-inch DIP, zone 4A main in Parkview Ln (Does not front project site and is unaccepted status in GIS. Unable to use or connect to until the main has final acceptance by COP)

Sewer

8-inch VCP main to the north at the intersection of 15th Ave and Parkview Ln (Does not front the project site)

12-inch VCP main in Alameda Rd (Does not front project site)

Significant infrastructure improvements will be (or 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-

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application meeting after annexation. Additional information and requirements provided under PAPP 2405857 for KIVA 24-83.

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.

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.

Developments that use an average of 250,000-gallons of water or more per day are required to provide a Water Conservation Plan. In addition, developments that use an average of 500,000-gallons of water or more per day are required to demonstrate a minimum of 30% water reuse in the Water Conservation Plan. The Water Conservation Plan must be reviewed and approved by the Water Services Department (WSD) prior to preliminary site plan approval.

II. Fire Protection

Servicing Station:
Phoenix Fire Station #55
26700 N 27th Avenue
Phoenix, Arizona 85085

Current Response Time:	4 Min.02 Sec.
City Average Response Time:	5 Min.0 Sec.
Difference From Typical Response Time:	0 Min. 58 Sec.
Number Of Service Calls Expected:	0
Average Cost Per Service Call:	<u>\$727</u>
Estimated Total Annual Fire Service Costs:	\$0.00

III. Police Protection

Servicing Station:
Black Mountain Precinct
Goelet A.C. Substation
3435 West Pinnacle Peak Road
Phoenix, Arizona 85027

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

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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:	\$679.46

VI. Public Transit

Servicing Routes: NB/SB 19 (19th Avenue and Happy Valley Road, NB 35 (23rd Avenue and Happy Valley Road), I-17 RAPID at Happy Valley Park-and-Ride

VII. Parks and Recreation

Neighborhood Park Demand in Acres:	0.00
Community Park Demand in Acres:	0.00
District Park Demand in Acres:	0.00
Total Park Demand in Acres:	0.00
Cost Per Acre, Annual Maintenance:	<u>\$17,000</u>
Total Annual Parks and Recreation Costs:	\$0.00

VIII. Schools

Elementary School District:	Deer Valley Unified
High School District:	Deer Valley Unified
Total Expected Elementary School Students:	0
Total Expected High School Students:	0
Total Expected New Students:	0

IX. Revenues

Commercial Impact Fees: Impact fees may include water and sewer fees which are based on building area, specific commercial use(s), gross site area for the commercial portion of the project, water meters, and number of drainage fixture units (DFUs).

Expected Total Impact Fees at Buildout: \$61,393

Beginning Next Fiscal Year

Beginning Next Fiscal Year	Property Tax Income*:	\$552
	Utility Fee Income:	\$0
	State Shared Revenue:	\$0
	Solid Waste:	\$0

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	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$552
Beginning 2024- 2025 Fiscal Year	Beginning 2024-2025 Fiscal Year	
	Property Tax Income*:	\$552
	Utility Fee Income:	\$0
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$552

X. Total Costs

Revenue, First Year Only:	\$61,945
Revenue, Year Two and Beyond:	\$552
Expenses, First Year Only:	\$679
Expenses, Year Two and Beyond:	\$679

XI. Total Annual Revenue

Total Annual Revenue, First Year**:	\$61,265
Total Annual Revenue, 2024 and Beyond**:	-\$127

*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.