

ATTACHMENT A

CITY COUNCIL REPORT

TO: Ginger Spencer
Deputy City Manager

FROM: Alan Stephenson
Planning Director

SUBJECT: Request for Task Force Analysis: 19th Avenue and Happy Valley Road

This report recommends the **approval** of the proposed annexation of **5.24** acres located at **19th Avenue and Happy Valley Road, Parcels: APN # 210-10-008B, 210-10-008D, 210-10-008F and 210-10-008G.**

THE REQUEST:

The applicant is requesting annexation to rezone the and develop a multi-family residential community of 463 units with access to city of Phoenix services. Each of the four parcels contain a single-family residence.

OTHER INFORMATION:

Planning Village:	Deer Valley
General Plan Designation:	Traditional Lot, Residential 3.5 to 5 dwelling units per acre
Current Zoning District:	RU-43
Equivalent Zoning District:	S-1
Current Conditions	
Current Land Use:	Single-Family Residences
To the North:	Undeveloped, zoned RU-43, Maricopa County jurisdiction
To the South:	Commercial development and Undeveloped, zoned C-2 SP and C-2, City of Phoenix jurisdiction
To the West:	Undeveloped, zoned RU-43, Maricopa County jurisdiction and C-O/M-O, City of Phoenix jurisdiction.

To the East: Undeveloped, zoned S-1, City of Phoenix jurisdiction

Non-Conformities Present? NONE PRESENT

PARCEL HISTORY:

210-10-008F Approved home-based business for firearm sales per LU20050036

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 4 parcels included in the request do not front existing water or sewer infrastructure.

City map shows closest water mains within the following area:

-Approximately 335-feet to the east of the southeast corner of proposed parcel, APN 210-10-008D is an 8-inch DIP water main within the west half of N 17th Avenue

-Approximately 530-feet plus to the west of the northwest and southwest corners of proposed parcels, APN 210-10-008F and APN 210-10-008B is a 54-inch PCCP water main within N 19th Avenue (Do Not Use, Transmission Main) and a 12-inch DIP water main within N 19th Avenue

City map shows closest sewer mains within the general area:

-A 12-inch VCP sewer main within W Happy Valley Road to the south of proposed parcels

-A 8-inch VCP sewer main internal to subdivision west of N 19th Avenue

Significant infrastructure improvements will be required in order to serve the proposed parcel with City of Phoenix services. 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 time of Site Plan approval. Capacity on any existing infrastructure is also determined at that time. 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 55
Station Capacity Level, Current:	Unknown
Station Capacity Level, After Annexation:	Unknown
Current Response Time:	3 Min. 15 Sec.
City Average Response Time:	5 Min. 2 Sec.
Difference From Typical Response Time:	1 Min. 47 Sec.
Number Of Service Calls Expected:	7
Average Cost Per Service Call:	\$466
Estimated Total Annual Fire Service Costs:	\$3,233

III. Police Protection

Servicing Station:	Black Mountain Precinct, 33355 North Cave Creek Rd, Cave Creek, AZ 85331
Number Of New Officers Required:	0.07
Number Of New Patrol Cars Required:	0.03
Estimated Total Annual Police Service Costs:	\$9,464

IV. Refuse Collection

Number of New Containers Required: 26

Note: Public refuse container costs not applicable for apartments and non-residential / uses as these require private refuse services or contractual agreements with the City that are not determined at this time.

Cost for Refuse Containers, Each: \$43.05

Cost for Recycling Containers, Each: \$45.70

Total Start-Up Costs For Refuse Collection: **\$2,325**

V. Street Maintenance

Average Cost Per Acre For Street Maintenance: \$85

Estimated Total Annual Street Maintenance Costs: **\$447**

VI. Public Transit

Servicing Routes: There are no servicing routes to the proposed annexation area

VII. Parks and Recreation

Neighborhood Park Demand In Acres: 0.27

Community Park Demand In Acres: 0.14

District Park Demand In Acres: 0.14

Total Park Demand In Acres: 0.56

Cost Per Acre, Annual Maintenance: \$11,000

Total Annual Parks and Recreation Costs: **\$6,142**

VIII. Schools

Elementary School District: Deer Valley Unified

High School District: Deer Valley Unified

Total Expected Elementary School Students: 18

Total Expected High School Students: 10

Total Expected New Students: **29**

IX. Revenues

This project is not in an Impact Fee area.

Tax Income, Year One

Property Tax Income:	\$3,008
Utility Fee Income:	\$3,275
State Shared Revenue:	\$22,223
Solid Waste:	\$10,627
Sales Tax Generated:	\$0
Total Tax Related Income, Annually:	\$39,133

Tax Income, Year Two and Beyond

Property Tax Income:	\$3,008
Utility Fee Income:	\$3,275
State Shared Revenue:	\$22,223
Solid Waste:	\$10,627
Sales Tax Generated:	\$0
Total Tax Related Income, Annually:	\$39,133

X. Total Costs

Revenue, First Year Only:	\$39,133
Revenue, Year Two and Beyond:	\$39,133
Expenses, First Year Only:	\$21,612
Expenses, Year Two and Beyond:	\$19,287

XI. Total Annual Revenue

Total Annual Revenue, First Year Only:	\$17,521
Total Annual Revenue, Year Two and Beyond:	\$19,846

The above referenced **Property Tax Income** figures are based on vacant parcels only, it does not 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.