

**CITY COUNCIL REPORT**

**TO:** Alan Stephenson  
Deputy City Manager

**FROM:** Joshua Bednarek  
Planning and Development Director

**SUBJECT:** Request for Task Force Analysis: 17th Avenue and Alameda Road

This report recommends the **approval** of the proposed annexation of **2.4** acres located at 17th Avenue and Alameda Road (APN: 210-07-025A).

**THE REQUEST:**

The applicant is requesting to annex approximately 2.40 acres approximately 350 feet east of the northeast corner of the 17th Avenue and the Alameda Road alignments from Maricopa County. The applicant is requesting the annexation with the intention to rezone the site to Commerce Park/General Commerce Park for light industrial/ business park uses.

**OTHER INFORMATION:**

Planning Village:	Deer Valley	
General Plan	Commerce/Business Park	
Designation:		
Current County Zoning	RU-43	
District		
Equivalent Zoning	S-1	
District:		
Proposed Zoning	CP/GCP	
District:		
Current Land Use		
Conditions		
On Site:	Vacant	
To the North:	Maricopa County jurisdiction, zoned RU-43, vacant	
To the South:	City of Phoenix jurisdiction, zoned PUD DVAO, vacant	
To the West:	Maricopa County jurisdiction, RU-43, plant nursery and office	
To the East:	City of Phoenix jurisdiction, zoned CP/GCP DVAO, vacant	
Maricopa County	N	NONE PRESENT
History of Non-Conformities Present?		

## MARICIPA COUNTY ZONING CASE

### HISTORY

None.

### 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

#### II. Fire Protection

Servicing Station:	Phoenix Fire Station 55 26700 N. 27th Avenue Phoenix, AZ 85085			
Current Response Time:	4	Min.	15	Sec.
City Average Response Time:	5	Min.	0	Sec.
Difference from Typical Response Time:	-1	Min.	15	Sec.
Number of Service Calls Expected:	0			
Average Cost per Service Call:	<u>\$727</u>			

	Estimated Total Annual Fire Service Costs:	<b>\$0</b>
III.	Police Protection	
	Servicing Station:	Black Mountain Precinct 33355 North Cave Creek Road Phoenix AZ, 85331
	Number Of New Officers Required:	0.00
	Number Of New Patrol Cars Required:	<u>0.00</u>
	Estimated Total Annual Police Service Costs:	<b>\$0</b>
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:	<b>\$0</b>
V.	Street Maintenance	
	Average Cost per Acre For Street Maintenance:	<u>\$131</u>
	Estimated Total Annual Street Maintenance Costs:	<b>\$314</b>
VI.	Public Transit	
	Servicing Routes:	Route 19, approx. 0.5 miles from site 23rd Ave and Farmers Way, northbound and southbound
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:	<b>\$0</b>
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	
	Expected Total Impact Fees at Buildout:	\$0
Beginning Next Fiscal Year	Property Tax Income*:	\$304
	Utility Fee Income:	\$0
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	<b>\$304</b>
Beginning 2023-2024 Fiscal Year	Property Tax Income*:	\$304
	Utility Fee Income:	\$0
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	<b>\$304</b>
X.	Total Costs	
	Revenue, First Year Only:	\$304
	Revenue, Year Two:	\$304

Revenue, 2020 and Beyond: \$304

Expenses, First Year Only: \$314

Expenses, Year Two and Beyond: \$314

**Total Annual Revenue, First Year\*\*:** -\$10

**Total Annual Revenue, 2023 and Beyond\*\*:** -\$10

*\*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.*