

ATTACHMENT A

CITY COUNCIL REPORT

TO: Alan Stephenson
Deputy City Manager

FROM: Josh Bednarek
Planning and Development Assistant Director

SUBJECT: Request for Task Force Analysis: I-17 & Deer Hollow Lane Annexation

This report recommends the **approval** of the proposed annexation of **5.95** acres located approximately 1,250 feet north of the northeast corner of Circle Mountain Road and I-17
Parcels: APN # 202-22-003L

THE REQUEST:

The applicant is requesting the annexation in order to rezone and develop the larger 115-acre property, the majority of which is already located within city limits.

OTHER INFORMATION:

Planning Village:	Rio Vista
General Plan Designation:	Commercial
Current County Zoning District	RU-43
Equivalent Zoning District:	S-1
Proposed Zoning District:	Multifamily, zoning district not determined
Current Land Use Conditions	
On Site:	Vacant
To the North:	City of Phoenix jurisdiction, zoned C-2, vacant.
To the South:	City of Phoenix jurisdiction, zoned C-3, vacant.
To the West:	City of Phoenix jurisdiction, zoned R1-6, Interstate 17 and single-family subdivision.
To the East:	Maricopa County jurisdiction, zoned RU-43, vacant State Trust Land.

Maricopa County History of Non-Conformities Present?	NONE PRESENT
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<u>MARICIPA COUNTY ZONING CASE HISTORY</u>	0
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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 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.

II. Fire Protection

Servicing Station:	Daisy Mountain FS 146 3116 W New River Rd
Station Capacity Level, Current:	Unknown
Station Capacity Level, After Annexation:	Unknown

Current Response Time:	3	Min	45	Sec.
City Average Response Time:	4	Min	39	Sec.
Difference from Typical Response Time:	-1	Min	39	Sec.
Number of Service Calls Expected:	23			
Average Cost per Service Call:	<u>\$466</u>			
Estimated Total Annual Fire Service Costs:	\$10,570			

III. Police Protection

Servicing Station:	Black Mountain Precinct 33355 North Cave Creek Rd Cave Creek, AZ 85331
Number Of New Officers Required:	0.24
Number Of New Patrol Cars Required:	<u>0.11</u>
Estimated Total Annual Police Service Costs:	\$30,939

IV. Refuse Collection

Number of New Containers Required:	0
Cost for Refuse Containers, Each:	\$48.45
Cost for Recycling Containers, Each:	<u>\$48.45</u>
Total Start-Up Costs for Refuse Collection:	\$0

V. Street Maintenance

Average Cost per Acre for Street Maintenance:	<u>\$85</u>
Estimated Total Annual Street Maintenance Costs:	\$504

VI. Public Transit

Servicing Routes:	There are no servicing bus routes in the annexation area.
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VII. Parks and Recreation

	Neighborhood Park Demand in Acres:	0.88
	Community Park Demand in Acres:	0.47
	District Park Demand in Acres:	0.47
	Total Park Demand in Acres:	1.83
	Cost Per Acre, Annual Maintenance:	<u>\$11,000</u>
	Total Annual Parks and Recreation Costs:	\$20,079
VIII.	Schools	
	Elementary School District:	Deer Valley Unified
	High School District:	Deer Valley Unified
	Total Expected Elementary School Students:	60
	Total Expected High School Students:	35
	Total Expected New Students:	95
IX.	Revenues	
	Expected Total Impact Fees at Buildout:	\$817,245
Beginning Next Fiscal Year	Property Tax Income*:	\$193
	Utility Fee Income:	\$10,784
	State Shared Revenue:	\$75,995
	Solid Waste:	\$34,993
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$121,965
Beginning 2023-2024 Fiscal Year	Property Tax Income*:	\$193
	Utility Fee Income:	\$10,784
	State Shared Revenue:	\$75,995
	Solid Waste:	\$34,993
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$121,965
X.	Total Costs	

Revenue, First Year Only:	\$939,210
Revenue, Year Two:	\$121,965
Revenue, 2020 and Beyond:	\$121,965

Expenses, First Year Only:	\$62,092
Expenses, Year Two and Beyond:	\$62,092

Total Annual Revenue, First Year**:	\$877,118
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Total Annual Revenue, 2023 and Beyond**:	\$59,873
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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.*