

# ATTACHMENT A

## CITY COUNCIL REPORT

**TO:** Alan Stephenson  
Deputy City Manager

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

**SUBJECT:** Request for Task Force Analysis: 9th Ave and Alameda Road Annexation, No. 560

This report recommends the **approval** of the proposed annexation of approximately 2.872 acres located approximately 700 feet west of the northwest corner of 9th Avenue and Alameda Road (APNs: 210-08-025C and 210-08-025D)

### THE REQUEST:

The applicant is requesting to annex approximately 2.872 acres, approximately 700 feet west of the northwest corner of 9th Avenue and Alameda Road from Maricopa County. The applicant is requesting the annexation with the intent to redevelop approximately 54,896 square feet of light industrial.

### OTHER INFORMATION:

Planning Village:	Deer Valley
General Plan Designation:	Commerce/Business Park
Current County Zoning District:	RU-43
Equivalent Zoning District:	S-1 DVAO
Proposed Zoning District:	CP/GCP DVAO

#### Current Land Use Conditions

On Site:	Maricopa County jurisdiction, zoned RU-43, vacant, outdoor storage
To the North:	Maricopa County jurisdiction, zoned RU-43, vehicle storage
To the South:	City of Phoenix jurisdiction, zoned PUD, vacant
To the West:	Maricopa County jurisdiction, zoned IND-2, vehicle storage
To the East:	City of Phoenix jurisdiction, zoned S-1 DVAO, vacant

Current Population Estimate:	0
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Maricopa County History of Non-Conformities Present?	NONE PRESENT
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## MARICOPA COUNTY ZONING CASE HISTORY

N/A

## 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 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

2 Parcels, APN 210-08-025C & 210-08-025D  
Q.S.#: 46-26  
Water Pressure Zone Area: 4A  
Acres: 2.8

Water  
12-inch DIP zone 4A water main within Alameda Rd

Sewer  
12-inch VCP sewer main within Alameda Rd

The subject parcels fall in an unincorporated county area that are located within a certificate of convenience and necessity (CC&N) for a private water system that was acquired by the City of Phoenix. 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-application meeting after annexation. Additional information and requirements provided under PAPP 2404635 for KIVA 24-1012.

It is the City's intent to provide water and sewer service. However, the requirements and

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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 Ave  
Phoenix, AZ 85085

Current Response Time:	5	Min.	24	Sec.
City Average Response Time:	7	Min.	24	Sec.
Difference from Typical Response Time:	-2	Min.	0	Sec.
Number of Service Calls Expected:	0			
Average Cost per Service Call:	<u>\$830</u>			
Estimated Total Annual Fire Service Costs:	<b>\$0</b>			

## III. Police Protection

Servicing Station: Black Mountain Precinct  
Northern Command Substation  
302 East Union Hills Drive  
Phoenix, AZ 85024  
602-495-5001

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

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	Number of New Containers Required:	0
	Cost for Refuse Containers, Each:	\$52.35
	Cost for Recycling Containers, Each:	<u>\$52.35</u>
	Total Start-Up Costs for Refuse Collection:	<b>\$0</b>
V.	Street Maintenance	
	Average Cost per Acre For Street Maintenance:	<u>\$172</u>
	Estimated Total Annual Street Maintenance Costs:	<b>\$493</b>
VI.	Public Transit	
	Servicing Routes:	Routes 19 (North) and 19 (South)
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>\$20,127</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	

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Beginning Next Fiscal Year	Expected Total Impact Fees at Buildout:	\$60,605
	Property Tax Income*:	\$538
	Utility Fee Income:	\$0
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	<b>Total Tax Related Income, Annually**:</b>	<b>\$538</b>

Beginning 2025-2026 Fiscal Year	Property Tax Income*:	\$538
	Utility Fee Income:	\$0
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	<b>Total Tax Related Income, Annually**:</b>	<b>\$538</b>

X.	Total Costs	
	Revenue, First Year Only:	\$61,143
	Revenue, Year Two:	\$538
	Revenue, 2025 and Beyond:	\$538
	Expenses, First Year Only:	\$493
	Expenses, Year Two and Beyond:	\$493
	<b>Total Annual Revenue, First Year**:</b>	<b>\$60,650</b>
	<b>Total Annual Revenue, 2025 and Beyond**:</b>	<b>\$45</b>

*\*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.*