

Attachment A

CITY COUNCIL REPORT *REVISED

TO: Alan Stephenson
Deputy City Manager

FROM: Joshua Bednarek
Planning and Development Director

SUBJECT: Request for Task Force Analysis: 19th Avenue and *~~Parkview~~ **Park View** Lane

This report recommends the **approval** of the proposed annexation of *6.39 acres located at 19th Avenue and *~~Parkview~~ **Park View** Lane (APN: 210-07-015 and 210-07-033E).

THE REQUEST:

The applicant is requesting to annex approximately *6.39 acres located approximately 1,000 feet east of the northeast corner of 19th Avenue and *~~Parkview~~ **Park View** Lane from Maricopa County. The applicant is requesting the annexation with the intention to rezone to CP/GCP DVAO for up to 79,000 square feet of commerce park and light industrial uses.

OTHER INFORMATION:

Planning Village: Deer Valley
General Plan Designation: Commerce/Business Park

Current County Zoning: RU-43
District:
Equivalent Zoning District: S-1 DVAO
Proposed Zoning District: CP/GCP DVAO

Current Land Use Conditions

On Site: Plant nursery and outdoor storage
To the North: Maricopa County jurisdiction, zoned RU-43, plant nursery
To the South: Maricopa County jurisdiction, zoned RU-43, landscaping materials storage
To the West: Maricopa County jurisdiction, zoned RU-43, and City of Phoenix jurisdiction, S-1, vacant
To the East: Maricopa County jurisdiction, zoned RU-43, plant nursery

Maricopa County History of Non-Conformities Present?
NONE PRESENT

MARICIPA COUNTY ZONING CASE HISTORY

N/A

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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 parcels, 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

2 Parcels: N 19th Avenue e/o W Park View Lane
APN 210-07-015, N/A Phoenix, 4.95 acres
APN 210-07-033E, 1738 W ~~Parkview~~ **Park View** Lane, 1.13 acres
Q.S.#: 46-25
Water Pressure Zone Area: 4A

Water – Parcels do not have frontage to existing water mains. For reference:
8-inch DIP water main within W Park View Lane to the west of each parcel

Sewer – Parcels do not have frontage to existing sewer mains. For reference:
8-inch DIP sewer main within W Park View Lane to the west of each parcel

This parcel does not front existing 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 infrastructure improvement 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, 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.

*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 dis-connected to prevent cross contamination with the City's public water system.

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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, 26700 N. 27th Avenue

Current Response Time:	3 Min. 14 Sec.
City Average Response Time:	5 Min. 0 Sec.
Difference from Typical Response Time:	-2 Min. 14 Sec.
Number of Service Calls Expected:	0
Average Cost per Service Call:	<u>\$727</u>
Estimated Total Annual Fire Service Costs:	\$0

III. Police Protection

Servicing Station:
Black Mountain Precinct, 21 Area
33355 N. Cave Creek Road
Phoenix, Arizona, 85331

Number Of New Officers Required:	0.00
Number Of New Patrol Cars Required:	<u>0.00</u>
Estimated Total Annual Police Service Costs:	\$0

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:	\$794

VI. Public Transit

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Servicing Routes: None.

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

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
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Beginning Next Fiscal Year	Property Tax Income*:	\$842
	Utility Fee Income:	\$125
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>Unknown</u>
	Total Tax Related Income, Annually**:	\$967

Beginning 2023-2024 Fiscal Year	Property Tax Income*:	\$842
	Utility Fee Income:	\$125
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>Unknown</u>
	Total Tax Related Income, Annually**:	\$967

X. Total Costs

Revenue, First Year Only:	\$967
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Revenue, Year Two:	\$967
Revenue, 2020 and Beyond:	\$967

Expenses, First Year Only:	\$794
Expenses, Year Two and Beyond:	\$794

Total Annual Revenue, First Year**:	\$173
Total Annual Revenue, 2023 and Beyond**:	\$173

The above referenced **Property Tax Income numbers 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.*