

ATTACHMENT A

CITY COUNCIL REPORT

TO: Alan Stephenson
Deputy City Manager

FROM: Joshua Bednarek
Planning and Development Director

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

This report recommends the **approval** of the proposed annexation of **4.68** acres located at 19th Avenue and Alameda Road (APN: 210-07-006A, 210-07-032A).

THE REQUEST:

The applicant is requesting to annex approximately 4.68 acres at the northeast corner of 19th Avenue and the Alameda Road alignment 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 uses.

OTHER INFORMATION:

Planning Village:	Deer Valley
General Plan Designation:	Commerce/Business Park
Current County Zoning District	RU-43
Equivalent Zoning District:	S-1
Proposed Zoning District:	CP/GCP
Current Land Use Conditions	
On Site:	Vacant
To the North:	City of Phoenix jurisdiction, zoned A-1 DVAO, industrial uses
To the South:	City of Phoenix jurisdiction, zoned PUD DVAO, vacant
To the West:	City of Phoenix jurisdiction, across 19th Avenue, C-2 DVAP and CP/BP DVAO, multifamily residential and commercial uses
To the East:	City of Phoenix jurisdiction, zoned CP/GCP DVAO, vacant and Maricopa County Jurisdiction, zoned IND-2, industrial uses
Maricopa County History of Non-Conformities Present?	N NONE 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.	0	Sec.
City Average Response Time:	5	Min.	0	Sec.
Difference from Typical Response Time:	-1	Min.	0	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
33355 North Cave Creek Road
Phoenix AZ, 85331

Number Of New
Officers Required: 0.00

Number Of New 0.00
Patrol Cars Required:

Estimated Total **\$0**
Annual Police Service
Costs:

IV. Refuse Collection

Number of New
Containers Required: 0

Cost for Refuse
Containers, Each: \$59.90

Cost for Recycling \$59.90
Containers, Each:

Total Start-Up Costs **\$0**
for Refuse Collection:

V. Street Maintenance

Average Cost per Acre \$131
For Street

Maintenance:

Estimated Total **\$612**

Annual Street
Maintenance Costs:

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 0.00

Demand in Acres:

Community Park 0.00

Demand in Acres:

	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
Beginning Next Fiscal Year	Property Tax Income*:	\$632
	Utility Fee Income:	\$0
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$632
Beginning 2023-2024 Fiscal Year	Property Tax Income*:	\$632
	Utility Fee Income:	\$0
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$632
X.	Total Costs	

Revenue, First Year Only:	\$632
Revenue, Year Two:	\$632
Revenue, 2020 and Beyond:	\$632

Expenses, First Year Only:	\$612
Expenses, Year Two and Beyond:	\$612

Total Annual Revenue, First Year**:	\$20
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Total Annual Revenue, 2023 and Beyond**:	\$20
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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.*