

Attachment A

CITY COUNCIL REPORT

TO: Alan Stephenson
Deputy City Manager

FROM: Joshua Bednarek
Planning and Development Director

SUBJECT: Request for Task Force Analysis: Briles Pass Annexation, No. 554

This report recommends the **approval** of the proposed annexation of approximately 14.334 acres located approximately 460 feet east of the southeast corner of 19th Avenue and Jomax Road. (APNs: 210-11-012A, 210-11-002A, 210-11-004A, 210-11-004C, and 210-11-014B, 210-11-004G).

THE REQUEST:

The applicant is requesting to annex approximately 14.334 acres, located approximately 460 feet east of the southeast corner of 19th Avenue and Jomax Road from Maricopa County. The applicant is requesting the annexation with the intention of rezoning to R1-6 with the intent to develop 80 single-family residences.

OTHER INFORMATION:

Planning Village:	Deer Valley
General Plan Designation:	Residential 2 to 5 dwelling units per acre
Current Zoning District:	RU-43
Equivalent Zoning District:	S-1
Current Land Use	
Conditions On Site:	Maricopa County jurisdiction, zoned RU-43, plant nursery, vacant land
To the North:	City of Phoenix jurisdiction, zoned R-2 PCD, single-family residential
To the Northwest:	Maricopa County jurisdiction, zoned RU-43, church
To the South:	Maricopa County jurisdiction, zoned RU-43, single-family residential, vacant land
To the West:	City of Phoenix jurisdiction, zoned PUD, single and multifamily residential
To the East:	Maricopa County jurisdiction, zoned RU-43, single-family residential, vacant land

Maricopa County History of Non-Conformities Present? NONE PRESENT

Maricopa 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.

- 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

Q.S.#:48-25

Water Pressure Zone Area: 4A

Acres: approx. 16.6

Water:

12-inch DIP, pressure zone 4A water main within 19th Ave

54-inch PCCP, pressure zone 4A water main within 19th Ave (not for use)

8-inch DIP, pressure zone 5ED water main within Jomax Rd (not for use)

Sewer:

8-inch VCP within Jomax Rd

Dual 24-inch DIP force mains within 19th Ave (not for use)

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 FACT 2403822 for KIVA 24-950.

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

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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 Avenue
Phoenix, Arizona 85085

Current Response Time:	2 Min.11 Sec.
City Average Response Time:	7 Min. 24 Sec.
Difference From Typical Response Time:	-5 Min. 13 Sec.
Number Of Service Calls Expected:	31
Average Cost Per Service Call:	<u>\$830</u>
Estimated Total Annual Fire Service Costs:	\$25,983

III. Police Protection

Servicing Station:
Black Mountain Precinct
33355 North Cave Creek Road
Phoenix, Arizona 85331

Number Of New Officers Required:	0.212
Number Of New Patrol Cars Required:	<u>0.13</u>
Estimated Total Annual Police Service Costs:	\$48,702

IV. Refuse Collection

Number of New Containers Required:	80
Cost for Refuse Containers, Each:	\$52.35
Cost for Recycling Containers, Each:	<u>\$52.35</u>
Total Start-Up Costs for Refuse Collection:	\$8,376

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V. Street Maintenance

Average Cost Per Acre for Street Maintenance:	<u>\$172</u>
Estimated Total Annual Street Maintenance Costs:	\$2,461

VI. Public Transit

Servicing Routes: 19 (North and South), 35 (East and West)

VII. Parks and Recreation

Neighborhood Park Demand in Acres:	0.82
Community Park Demand in Acres:	0.44
District Park Demand in Acres:	0.44
Total Park Demand in Acres:	1.69
Cost Per Acre, Annual Maintenance:	<u>\$20,127</u>
Total Annual Parks and Recreation Costs:	\$34,067

VIII. Schools

Elementary School District:	Deer Valley Unified
High School District:	Deer Valley Unified
Total Expected Elementary School Students:	56
Total Expected High School Students:	32
Total Expected New Students:	88

IX. Revenues

Beginning Next Fiscal Year	Expected Total Impact Fees at Buildout:	\$603,056
	Beginning Next Fiscal Year	
	Property Tax Income*:	\$7,346
	Utility Fee Income:	\$10,000
	State Shared Revenue:	\$90,262
	Solid Waste:	\$37,284
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$144,892
Beginning 2025-2026	Beginning 2024-2025 Fiscal Year	
	Property Tax Income*:	\$7,346
	Utility Fee Income:	\$10,000
	State Shared Revenue:	\$90,262
	Solid Waste:	\$37,284

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Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually**:	\$144,892

X. Total Costs

Revenue, First Year Only:	\$747,948
Revenue, Year Two and Beyond:	\$144,892
Expenses, First Year Only:	\$119,590
Expenses, Year Two and Beyond:	\$111,214

XI. Total Annual Revenue

Total Annual Revenue, First Year**:	\$628,358
Total Annual Revenue, 2025 and Beyond**:	\$33,678

*The above referenced **Property Tax Income** figures 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.