

Attachment A

CITY COUNCIL REPORT

TO: Alan Stephenson
Deputy City Manager

FROM: Joshua Bednarek
Planning and Development Director

SUBJECT: Request for Task Force Analysis: 15th Ave & Happy Valley Road Annexation

This report recommends the **approval** of the proposed annexation of 4.953 acres located at approximately 360 feet west of the northwest corner of 15th Avenue and Happy Valley Road (APN 210-10-028C).

THE REQUEST:

The applicant is requesting to annex approximately 4.953 acres, approximately 360 feet west of the northwest corner of 15th Avenue and Happy Valley Road from Maricopa County. The applicant is requesting the annexation with the intent to rezone to C-2 DNS/WVR HGT/WVR to develop 175 multifamily apartments.

OTHER INFORMATION:

Planning Village: Deer Valley

General Plan Designation: Commercial/Commerce Park

Current County Zoning District: RU-43

Equivalent Zoning District: S-1

Proposed Zoning District: C-2 DNS/WVR HGT/WVR

Current Land Use Conditions

On Site: plant nursery

To the North: Maricopa County jurisdiction, zoned RU-43, single family residential

To the South: City of Phoenix jurisdiction, zoned C-2, thrift store

To the West: Maricopa County jurisdiction, zoned RU-43, single family residential and outdoor plant nursery storage

To the East: Maricopa County jurisdiction, zoned RU-43, single family residential and dog agility course

Maricopa County History of Non-Conformities Present? NONE PRESENT

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 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

1 Parcel, APN 210-10-028C, N 15th Avenue & W Happy Valley Rd, 1540 W Happy Valley Road

Q.S.#. 47-25

Water Pressure Zone Area: 4A

Acres: 5.27 acres

Water

12-inch DIP water main within W Happy Valley Road

Sewer

12-inch VCP sewer main within W Happy Valley Road

24-inch DIP sewer forced main within W Happy Valley Road

Significant infrastructure improvements 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.

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. 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 Ave
Phoenix, AZ 85085
Current Response

Time: 3 Min. 24 Sec.

City Average

Response Time: 5 Min. 0 Sec.

Difference from
Typical Response

Time: - 1Min. 39 Sec.

Number of Service
Calls Expected:

29

Average Cost per
Service Call:

\$727

Estimated Total
Annual Fire Service
Costs:

\$20,989

III. Police Protection

Servicing Station:
Black Mountain Precinct
33355 North Cave Creek Road
Cave Creek, AZ 85331
602-495-5002

Number Of New
Officers Required:

0.20

Number Of New
Patrol Cars

Required: 0.12

Estimated Total
Annual Police
Service Costs:

\$37,527

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:	\$647
VI.	Public Transit	
	Servicing Routes: 19 (North), 19 (South), 35 (North)	
VII.	Parks and Recreation	
	Neighborhood Park Demand in Acres:	0.74
	Community Park Demand in Acres:	0.39
	District Park Demand in Acres:	0.39
	Total Park Demand in Acres:	1.52
	Cost Per Acre, Annual Maintenance:	<u>\$17,000</u>
	Total Annual Parks and Recreation Costs:	\$62,944
VIII.	Schools	
	Elementary School District:	Deer Valley Unified
	High School District:	Deer Valley Unified
	Total Expected Elementary School Students:	50
	Total Expected High School Students:	29
	Total Expected New Students:	79
IX.	Revenues	

	Expected Total Impact Fees at Buildout:	\$0
Beginning Next Fiscal Year	Beginning Next Fiscal Year	
	Property Tax	
	Income*:	\$1,662
	Utility Fee Income:	\$21,875
	State Shared	
	Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax	
	Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$23,537

Beginning 2024-2025 Fiscal Year	Beginning 2024-2025 Fiscal Year	
	Property Tax	\$1,662
	Income*:	
	Utility Fee Income:	\$21,875
	State Shared	
	Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax	
	Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$23,537

X.	Total Costs	
	Revenue, First Year	
	Only:	\$23,537
	Revenue, Year	\$23,537
	Two:	
	Revenue, 2020 and Beyond:	\$23,537
	Expenses, First Year	
	Only:	\$84,995
	Expenses, Year Two and Beyond:	\$84,995
	Total Annual Revenue, First Year**:	-\$61,458
	Total Annual Revenue,	

2024 and Beyond:** -\$61,458

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.*