

ATTACHMENT A

CITY COUNCIL REPORT

TO: Mario Paniagua
Deputy City Manager

FROM: Alan Stephenson
Planning Director

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

This report recommends the **approval** of the proposed annexation of **15.73** acres located at **east of 19th Avenue and south of Parsons Road, Parcels: APN # 210-10-020C, 210-10-020D, 210-10-010, 210-10-031A, 210-10-027A**

THE REQUEST:

The applicant is requesting annexation to access city services and proposes to rezone the parcels to develop a multifamily residential rental complex.

OTHER INFORMATION:

Planning Village: Deer Valley

General Plan Designation: Traditional Lot, 3.5 to 5 dwelling units per acre

Current Zoning District: RU-43

Equivalent Zoning District: S-1

Current Conditions

Current Land-Use: Vacant

To the North: Single-family dwelling and ranch properties, zoned RU-43, Maricopa County jurisdiction

To the South: Undeveloped. Properties rezoned to Commercial Office/Major Office Option Restricted Commercial (C-O/M-O), City of Phoenix jurisdiction

To the West: Residential and mixed uses (Norterra), zoned Planned Unit Development (PUD), City of Phoenix jurisdiction

To the East: Single-family dwelling, zoned RU-43, Maricopa County jurisdiction

...Maricopa County Non-Conformities Present? None

Parcel (s) 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.

- 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

Parcels currently fall within Water Pressure Zone Area 4A.

There are both water and sewer infrastructure within the area. There is a 12-inch DIP water distribution main within 19th Avenue, along with a 54-inch PCCP transmission water main. There is also a 24-inch DIP sewer force main within 19th Avenue.

The proposed parcels can likely be served by the City's water and/or sewer system pending capacity review and approval. This review will be done at the time of preliminary site plan approval. Design and construction of any infrastructure will be the responsibility of the developer. Specifics regarding potential main extension requirements would be discussed and determined at a pre-app meeting after annexation.

II. Fire Protection

Servicing Station: Fire Station #5, 26700 N 27th Avenue

Station Capacity Level, Unknown

Station Capacity Level, After Annexation: Unknown

Current Response Time: 3 Min. 0 Sec.

City Average Response Time: 5 Min. 2 Sec.

Difference From Typical Response Time: -2 Min. 2 Sec.

Number Of Service Calls Expected: 21

Average Cost Per Service Call: \$466

Estimated Total Annual Fire Service Costs: **\$9,820**

III. Police Protection

Servicing Station: Black Mountain Precinct, 33355 North Cave Creek Rd

Number Of New Officers Required: 0.22

Number Of New Patrol Cars Required: 0.10

Estimated Total Annual Police Service Costs: **\$28,745**

IV. Refuse Collection

Number of New Containers Required: 0

Public refuse container costs not applicable for apartments and non-residential uses which require private refuse services or contractual agreements with the City that are not determined at this time.

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

V. Street Maintenance

Average Cost Per Acre For Street Maintenance: \$85

Estimated Total Annual Street Maintenance Costs: **\$1,342**

VI. Public Transit

Servicing Routes: here are no servicing routes to the proposed annexation area.

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: 1.70

Cost Per Acre, Annual Maintenance: \$11,000

Total Annual Parks and Recreation Costs: **\$18,655**

VIII. Schools

Elementary School District: Deer Valley Unified

High School District: Deer Valley Unified

Total Expected Elementary School Students: 55

Total Expected High School Students: 32

Total Expected New Students: 87

IX. Revenues

This annexation is not in an Impact Fee area

Expected Total Impact Fees At Buildout: \$0

Tax Revenue, Year One

Property Tax Income: \$1,026

Utility Fee Income: \$9,831

State Shared Revenue: \$63,780

Solid Waste: \$32,542

Sales Tax Generated: \$0

Total Tax Related Income, Annually: **\$107,179**

Tax Revenue, Year Two and Beyond

Property Tax Income:	\$1,026
Utility Fee Income:	\$9,831
State Shared Revenue:	\$63,780
Solid Waste:	\$32,542
Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually:	\$107,179

X. Total Costs

Revenue, First Year Only:	\$107,179
Revenue, Year Two and Beyond	\$107,179
Expenses, First Year Only:	\$58,563
Expenses, Year Two and Beyond:	\$58,563

XI. Total Annual Revenue

Total Annual Revenue, First Year Only:	\$48,616
Total Annual Revenue, Year Two and Beyond:	\$48,616

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.