

ATTACHMENT A

CITY COUNCIL REPORT

TO: Alan Stephenson

Deputy City Manager

FROM: Joshua Bednarek

Planning and Development Director

SUBJECT: Request for Task Force Analysis: Sun Up Ranch Annexation, No. 553

This report recommends the **approval** of the proposed annexation of approximately 190.2551 acres located approximately at the southwest corner of the I-17 Freeway and the Jenny Lin Road alignment (APNs 202-22-005A and 202-22-001E).

THE REQUEST:

The applicant is requesting to annex approximately 190.2551 acres, approximately located at the southwest corner of the I-17 Freeway and the Jenny Lin Road alignment. The applicant is requesting the annexation with the intent to rezone to R1-6 to develop 600 single-family residences.

OTHER INFORMATION:

Planning Village: Rio Vista

General Plan Designation: Residential 2 to 3.5 dwelling units per acre, Residential 3.5 to 5 dwelling units per acre, and Parks/Open Space – Future Residential 1 dwelling unit per acre.

Current Zoning District: RU-43

Equivalent Zoning District: S-1

Current Land Use

Conditions On Site: Maricopa County jurisdiction, zoned RU-43, vacant land

To the North: City of Phoenix jurisdiction, zoned S-1 (Ranch or Farm Residence), vacant land

Maricopa County jurisdiction, zoned RU-43, vacant land and single family residential

To the South: City of Phoenix jurisdiction, zoned R1-6 (Single-Family Residence District), S-1 (Ranch or Farm Residence), single-family residential, vacant land

To the West: City of Phoenix jurisdiction, zoned S-1 (Ranch or Farm Residence), vacant land

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

Maricopa County History of Non-Conformities Present? None.

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Maricopa 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 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.#: 72-18 & 72-19
Water Pressure Zone Area: 9D
Acres: 190.2551

Water
12-inch DIP water main within Sonoran Arroyo Ln
8-inch DIP water main within 44th Ave

Sewer
8-inch sewer main within 43rd Ave

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 PAPP 2403641 for KIVA 24-898.

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

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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.

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:

Daisy Mountain Fire Station 142
41104 N Daisy Mountain Dr
Anthem, AZ 85086

Current Response Time:	6 Min. 1 Sec.
City Average Response Time:	7 Min. 24 Sec.
Difference from Typical Response Time:	-1 Min. 23 Sec.
Number of Service Calls Expected:	235
Average Cost per Service Call:	<u>\$830</u>
Estimated Total Annual Fire Service Costs:	\$194,876

III. Police Protection

Servicing Station:

Black Mountain Precinct
33355 North Cave Creek Road
Cave Creek, AZ 85331

Number Of New Officers Required:	1.64
Number Of New Patrol Cars Required:	<u>0.96</u>
Estimated Total Annual Police Service Costs:	\$365,265

IV. Refuse Collection

Number of New Containers Required:	600
Cost for Refuse Containers, Each:	\$52.35
Cost for Recycling Containers, Each:	<u>\$52.35</u>
Total Start-Up Costs for Refuse Collection:	\$62,820

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V. Street Maintenance

Average Cost per Acre for Street Maintenance:	<u>\$172</u>
Estimated Total Annual Street Maintenance Costs:	\$32,669

VI. Public Transit

Servicing Routes: N/A

VII. Parks and Recreation

Neighborhood Park Demand in Acres:	6.14
Community Park Demand in Acres:	3.28
District Park Demand in Acres:	3.28
Total Park Demand in Acres:	12.69
Cost Per Acre, Annual Maintenance:	<u>\$20,127</u>
Total Annual Parks and Recreation Costs:	\$255,502

VIII. Schools

Elementary School District:	Deer Valley Unified
High School District:	Deer Valley Unified
Total Expected Elementary School Students:	420
Total Expected High School Students:	240
Total Expected New Students:	660

IX. Revenues

Expected Total Impact Fees at Buildout: **\$21,157,692**

Beginning Next Fiscal Year	
Property Tax Income*:	\$8,798
Utility Fee Income:	\$75,000
State Share Revenue:	\$676,962
Solid Waste:	\$279,632
Sales Tax Generated:	\$0
Total Tax Related Income, Annually**:	\$1,031,594

Beginning 2025-2026	Beginning 2025-2026 Fiscal Year
Property Tax Income*:	\$8,798
Utility Fee Income:	\$75,000

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State Shared Revenue:	\$676,962
Solid Waste:	\$279,632
Sales Tax Generated:	<u>\$0</u>
Total Tax Related Income, Annually**:	\$1,031,594

X. Total Costs

Revenue, First Year Only:	\$22,189,286
Revenue, Year Two and Beyond:	\$1,031,594
Expenses, First Year Only:	\$911,133
Expenses, Year Two and Beyond:	\$848,313

XI. Total Annual Revenue

Total Annual Revenue, First Year**:	\$21,278,153
Total Annual Revenue, 2025 and Beyond**:	\$183,281

*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.