

# Attachment A

## **CITY COUNCIL REPORT**

**TO:** Alan Stephenson  
Deputy City Manager

**FROM:** Joshua Bednarek  
Planning and Development Director

**SUBJECT:** Request for Task Force Analysis: 17th Avenue and Happy Valley Road Annexation

This report recommends the **approval** of the proposed annexation of 7.2772 acres located at the northeast corner of 17th Avenue and Happy Valley Road (APNs 210-10-005, 210-10-013B).

### THE REQUEST:

The applicant is requesting to annex approximately 7.2772 acres at the northeast corner of 17th Avenue and Happy Valley Road from Maricopa County. The applicant is requesting the annexation with the intention to rezone to C-2 DNS/WVR HGT/WVR to develop 225 units of multifamily residential.

### 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: Office and plant nursery storage

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

To the South: City of Phoenix jurisdiction, zoned C-2, CP/GCP, townhomes, animal boarding and veterinarian, automobile repair

To the West: City of Phoenix jurisdiction, zoned C-2, PUD, vacant land, proposed multifamily residential

To the East: Maricopa County jurisdiction, zoned RU-43, plant nursery

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

2 Parcels, APN 210-10-005 and APN 210-10-013B, 25051 N 17th Avenue

Q.S.#: 47-25

Water Pressure Zone Area: 4A

Acres: 300,403 ac combined

Water

8-inch DIP water main within North 17th Avenue alignment

16-inch DIP Transmission distribution main within W Happy Valley Road

12-inch DIP water main within W Happy Valley Road

Sewer

12-inch VCP sewer main within W Happy Valley Road (Capacity issue at this time)

Significant sewer infrastructure improvements will 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 2304652 for KIVA 23-1271.

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.

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. 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 North 27th Avenue  
Phoenix, AZ 85085

Current Response Time:	3 Min. 5 Sec.
City Average Response Time:	5 Min. 0 Sec.
Difference from Typical Response Time:	-1 Min. 39 Sec.

Number of Service Calls Expected:	42
Average Cost per Service Call:	<u>\$727</u>
Estimated Total Annual Fire Service Costs:	<b>\$30,838</b>

## 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:	0.29
Number Of New Patrol Cars Required:	<u>0.17</u>
Estimated Total Annual Police Service Costs:	<b>\$55,137</b>

## 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:	<b>\$0</b>

V. Street Maintenance

Average Cost per Acre for Street Maintenance:	<u>\$131</u>
Estimated Total Annual Street Maintenance Costs:	<b>\$951</b>

VI. Public Transit

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

VII. Parks and Recreation

Neighborhood Park Demand in Acres:	1.08
Community Park Demand in Acres:	0.58
District Park Demand in Acres:	0.58
Total Park Demand in Acres:	2.23
Cost Per Acre, Annual Maintenance:	<u>\$17,000</u>
Total Annual Parks and Recreation Costs:	<b>\$37,953</b>

VIII. Schools

Elementary School District:	Deer Valley Unified
High School District:	Deer Valley Unified
Total Expected Elementary School Students:	74
Total Expected High School Students:	42
Total Expected New Students:	116

IX. Revenues

	Expected Total Impact Fees at Buildout:	\$0
Beginning Next Fiscal Year	Beginning Next Fiscal Year	
	Property Tax Income*:	\$1,467
	Utility Fee Income:	\$28,125
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	<b>\$29,592</b>

Beginning 2023-2024 Fiscal Year	Beginning 2024-2025 Fiscal Year	
	Property Tax Income*:	\$1,467
	Utility Fee Income:	\$28,125
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	<b>\$29,592</b>

X.	Total Costs	
	Revenue, First Year Only:	\$29,592
	Revenue, Year Two:	\$29,592
	Revenue, 2020 and Beyond:	\$29,592
	Expenses, First Year Only:	\$124,879
	Expenses, Year Two and Beyond:	\$124,879
	<b>Total Annual Revenue, First Year**</b>	<b>-\$95,287</b>
	<b>Total Annual Revenue, 2024 and Beyond**:</b>	<b>-\$95,287</b>

*\*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.*