

TOWN OF  
**QUEEN CREEK**  
ARIZONA

# Annexation Impacts

Town Council Meeting  
January 16, 2013

Samantha McPike, Budget Administrator



# Initial Request

- At the August 2012 Council Retreat, Council requested staff to report back on prior work done on annexation analysis
- Council further requested cost benefit analyses be conducted on three areas:
  - Arizona State Land Department property
  - Eastern edge of planning area from Germann to Empire roads
  - All remaining county islands west of these two areas



# Done To-Date

- Four County Islands
  - 155 acres at S.W. corner of E. Queen Creek Rd and S. Signal Butte Road
  - 91 acres at the S.W. corner of E. Ocotillo Road and S. Meridian Road
  - 70 acres at the N.E. corner of S. Sossaman Road and E. Appleby Road
  - 85 acres at the S.E. and N.E. corners of S. Sossaman Road and S. Rittenhouse Road
- Cloud Creek Ranch Subdivision



# Conclusions

- Four County Islands – May 2009
  - “The ability of the county islands....to generate sufficient revenues to outweigh the potential expenditures by the Town to execute the needed capital improvements and to provide services to the residents, hinges on commercial development within the islands.”
- Cloud Creek Ranch Subdivision – March 2010
  - “The Land Use Impact Model reveals that in the short-term and over the course of the 20 years modeled, the Cloud Creek Subdivision would not generate sufficient revenues to recover the Town’s expenses to provide services to the residents and maintain the public improvements.”



# Cost Benefit Analysis

- Options
  - Option 1 – Applied Economics would collect financial, land use, maintenance requirements and infrastructure needs data from staff to run the annexation model – substantial staff time required
  - Option 2 – Applied Economics would collect financial data from staff and develop land use and infrastructure assumptions to be used to provide initial analysis of potential annexations
  - Option 3 – Forego analysis at this time

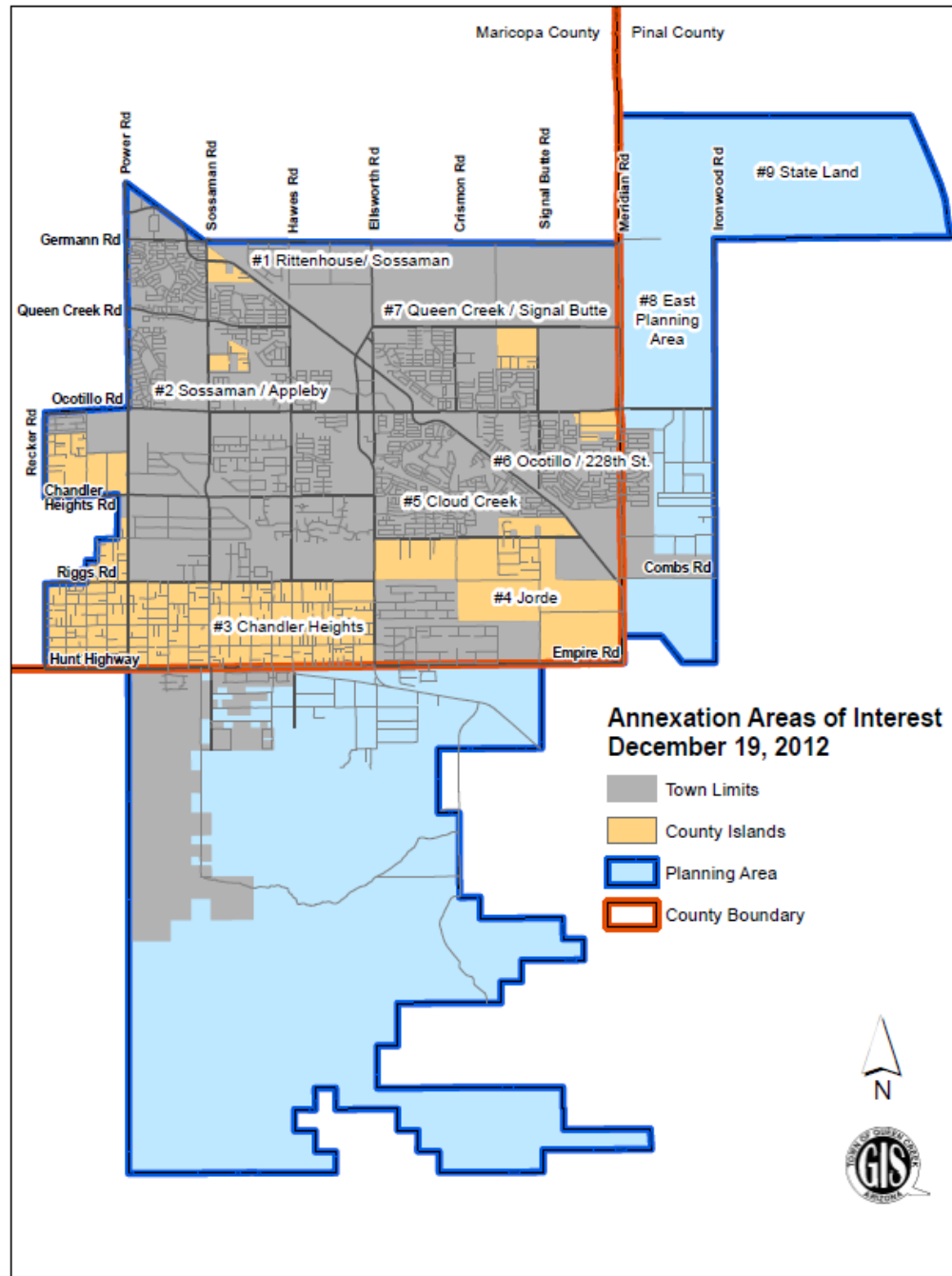


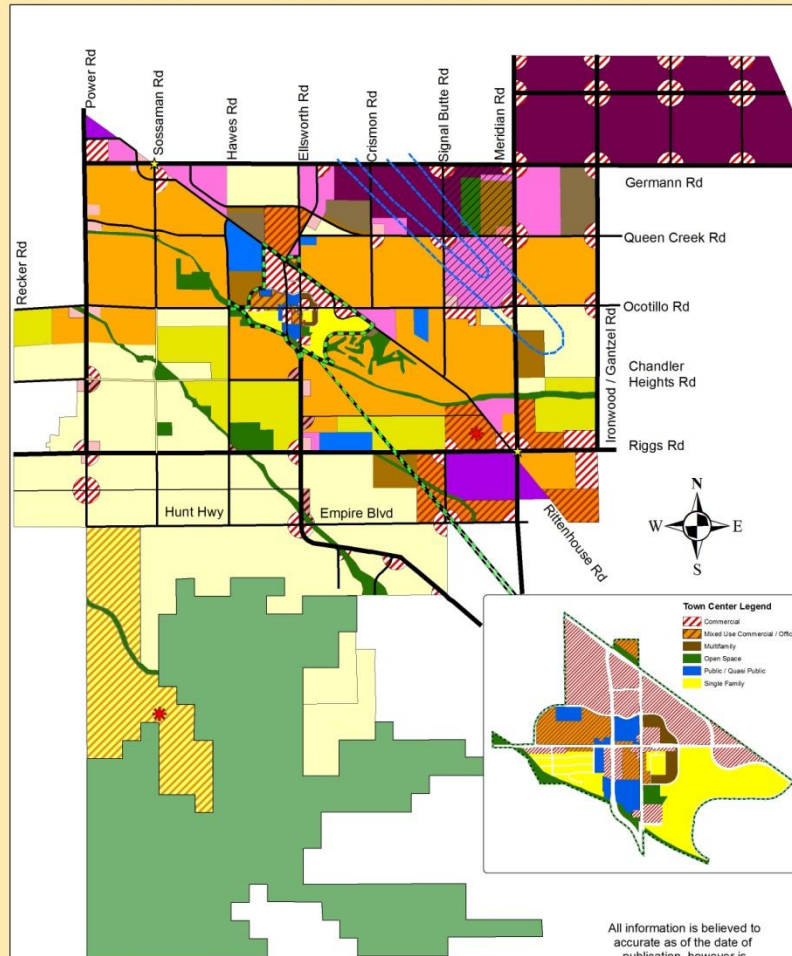
# Options within Options

	Option 1	Option 2
Model Update *	\$1,470	\$3,600
County Islands	\$2,625	\$3,540
State Land	\$2,100	\$2,910
Eastern Edge	\$2,940	\$3,960
Total	\$9,135	\$14,010
Staff Hours	150+	20-40

\*Cost to be included regardless of number of areas selected for analysis.







All information is believed to be accurate as of the date of publication, however is not guaranteed.

General Plan Land Use Legend			
Very Low Density Residential (0-1 DU/AC)	Mixed Use	Recreation / Conservation / Parks	SanTan Regional Park
Low Density Residential (1-2 DU/AC)	Neighborhood Commercial	Regional Commercial Center	Future Intersection Modification
Master Planned Community	Community Commercial	Employment Type A	Resort / Tourism / Entertainment
Medium Density Residential (2-3 DU/AC)	Office / Services	Employment Type B	Roadway Realignment Area
Medium Density Residential Type A (3-5 DU/AC)	Commercial Services	Public / Quasi-Public	Principal Arterial (6 Lanes)
Medium High Density Residential Type B (5-8 DU/AC)			Arterial (4 Lanes)
			Arterial with Rural Character
			Collector (2 Lanes)
			Noise Contours

# 2008 General Plan

Modified in 2011 by Resolutions  
813-09, 814-09 and 824-10

Created by Dave Williams, Senior Planner  
480-358-3089

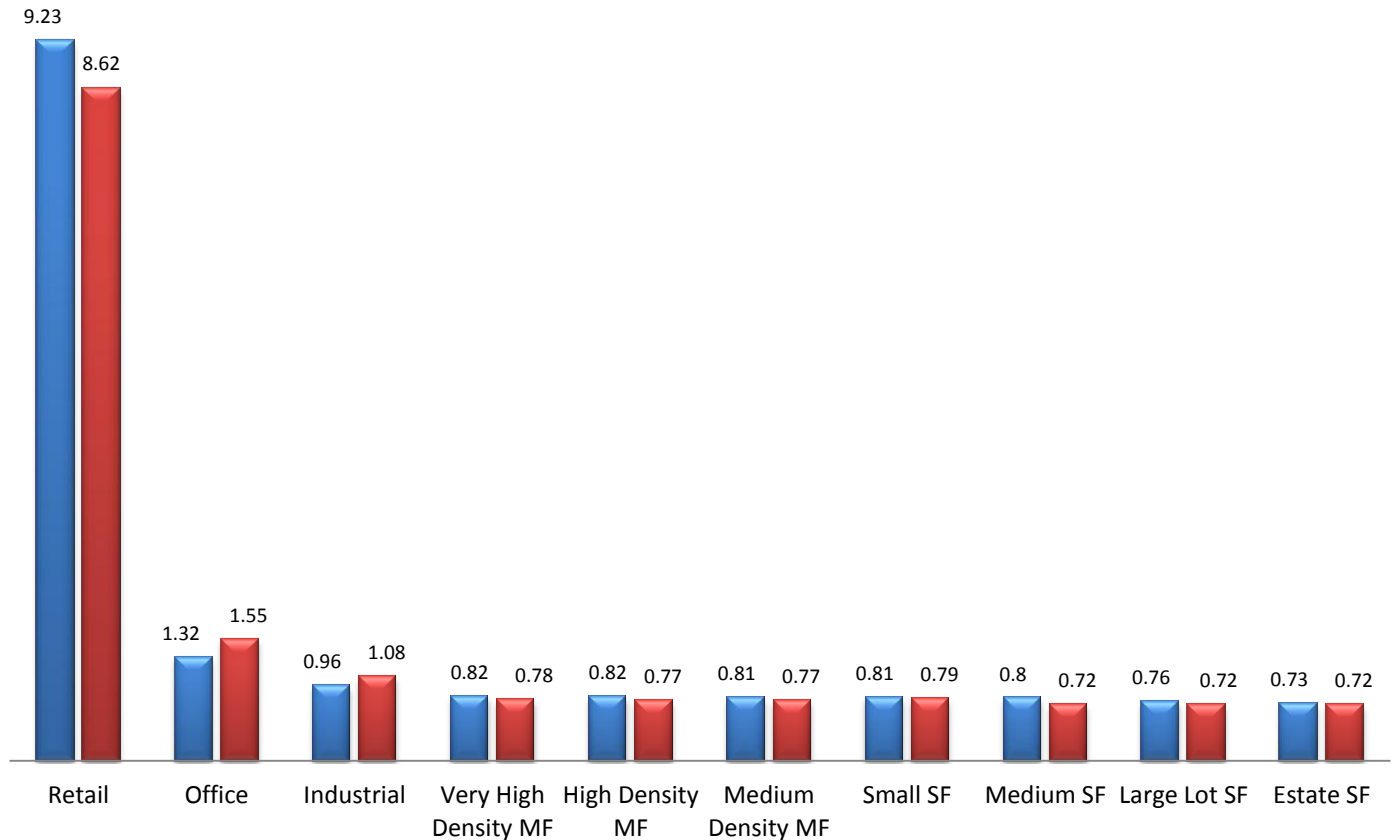




# Revenues/Expenditures by Land Use

## Net Operating Revenues/Expenditures Ratio by Land Use

■ Queen Creek ■ All Other Towns and Cities



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Questions?

Thank You

