



ZONING APPROVAL APPLICATION REQUEST REVIEW

June 6, 2020

APPLICANT INFORMATION

Case: PZ20-05-11
Owner/Applicant: John F Long Family Revocable Living Trust
Agent: Stephen Anderson, Gammage & Burnham
Request (s): Annexation

PROPERTY INFORMATION

Parcel(s): 501-47-001F & 501-47-001E
Address: West of the Northern corner of Dysart Road and Northern Parkway
Property History: RU-43 (City of Glendale)
Land Area: 6.369
Building Area: N/A

ZONING / LAND USES

Existing Zoning/Land Use: RU-43 / Agriculture
Proposed Zoning/Land Use: E/I Employment/Industry / Light Manufacturing
ARS 28-8481 Zone: 75-80 Ldn
Flood Zone: N/A

SURROUNDING PROPERTY

North: Agriculture
East: Agriculture
South: Agriculture
West: Agriculture

COMMUNITY SERVICES

Water: N/A
Sewer: N/A
Electric: APS
Police: 3.0 Miles
Fire: 5.0 Miles

ACCESS

Road: Dysart Road
Class: Minor Arterial
Improvements: Good
Condition: Good

SCHOOLS

District: Dysart Unified School District
Elementary: Dysart Elementary School
High School: Dysart High School

STAFF REPORT

Compliance with General Plan:

The 2010 General Plan designates this area as part of the Commerce/Industry Park Planning Area and is compatible with the General Plan Land Use but requires an action from Council for the annexation to proceed with the adoption process.

Considerations:

This annexation request involves 6.369 acres of land that is owned by John F. Long Properties located a quarter mile west of Dysart Road on Northern Parkway. The owner desires to be annexed into the City of El Mirage and is coordinating with the City of Glendale to be deannexed from the City of Glendale. Following the City of Glendale's deannexation and the City of El Mirage's annexation, the deannexation and annexation requests requires ratification by the Maricopa County Board of Supervisors as pursuant to ASR §9-471.02.

The subject property is currently located in the City of Glendale, however with the creation of Northern Parkway, the subject property became isolated from the rest of Glendale. At the same time, the subject property is immediately adjacent to the Copperwing Logistics Park, a John F. Long Properties industrial development that covers more than 1,000 acres and located in the City of El Mirage. Because of the subject property's separation from the balance of the City of Glendale, and its proximity to the City of El Mirage, deannexation from Glendale and annexation into El Mirage makes perfect sense.

City Staff Review

N/A

Stipulations:

N/A

Planning Commission

N/A

Council

Staff is seeking final action from Council for the annexation request to proceed with the adoption process.

Attachment

Resolution R20-06-10 and Zoning Application.