



Falcon Park

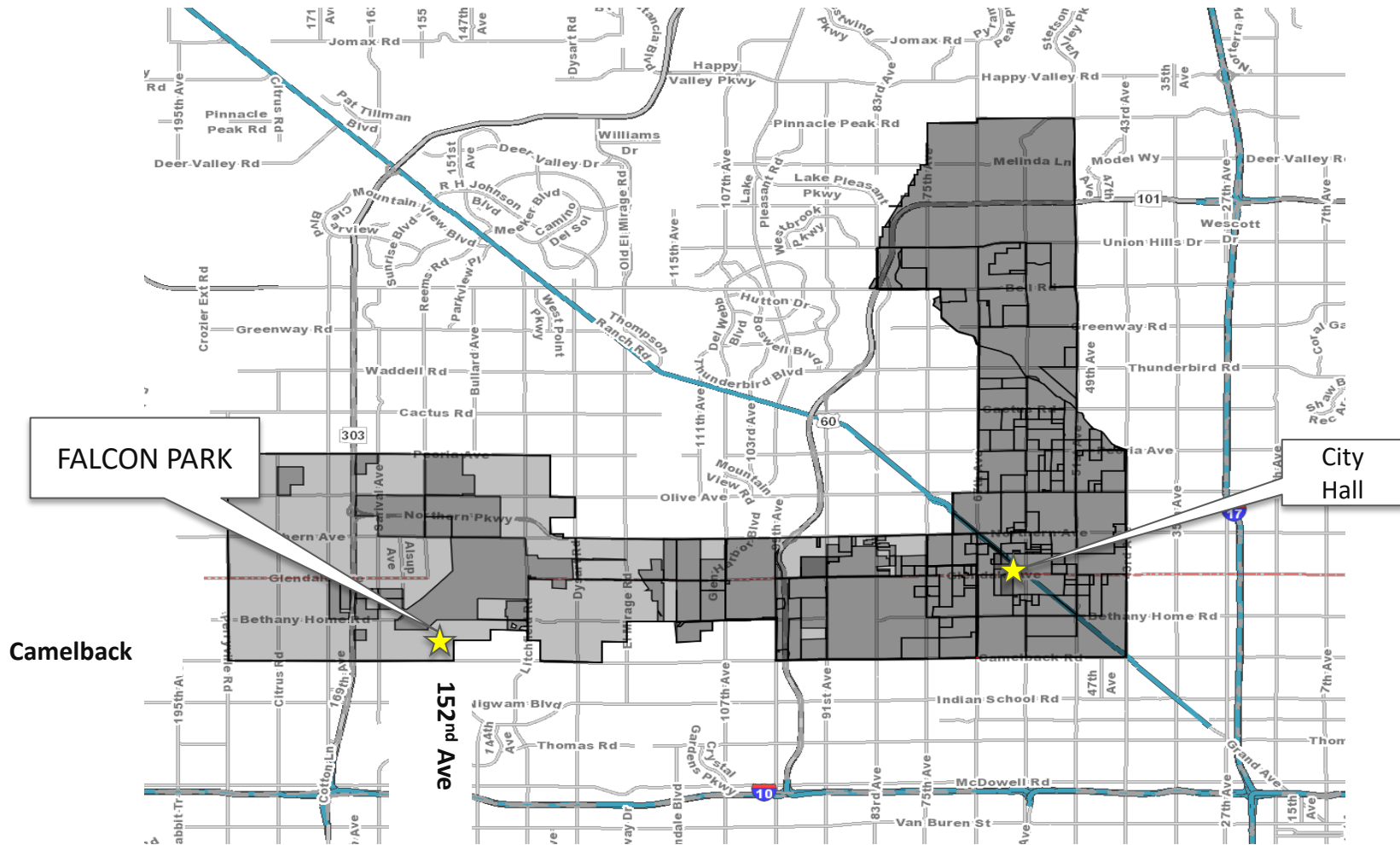
Annexation AN-222

BLANK PETITION

City Council Public Hearing, April 13, 2021



Vicinity Map





Annexation Request

78 acres:

- North of Camelback Road
- West of 152nd Avenue
- South of Luke Airforce Base

595,080 Square Feet of Industrial & Manufacturing



Previous Council Actions

March 23, 2021 City Council Workshop

Council Direction to move forward with the annexation process



Previous Council Action

March 23, 2021 City Council Public Hearing:

- Council approves the Pre-Annexation Development Agreement (PADA) to allow property owner to address infrastructure needs.



Range of Fiscal Impacts & Assumptions

Assumption:

50% Warehousing
50% Manufacturing

Annual Net Benefit:

1 M Warehouse =\$200,00
1 M Manufacturing =\$240,00

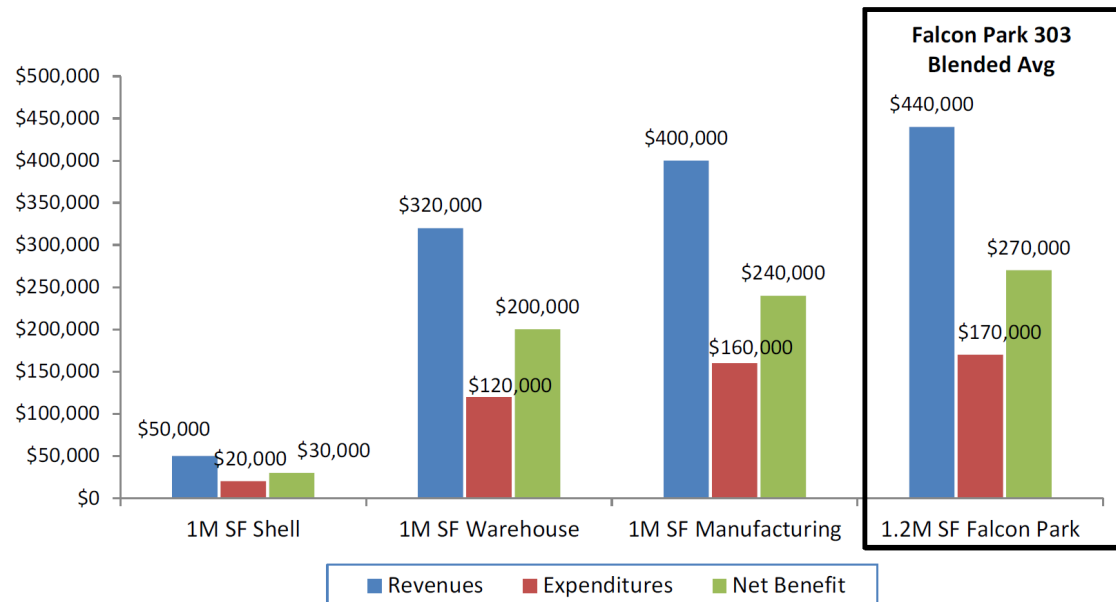
Annual Net Benefit

\$ 440,000

One-Time Revenue:

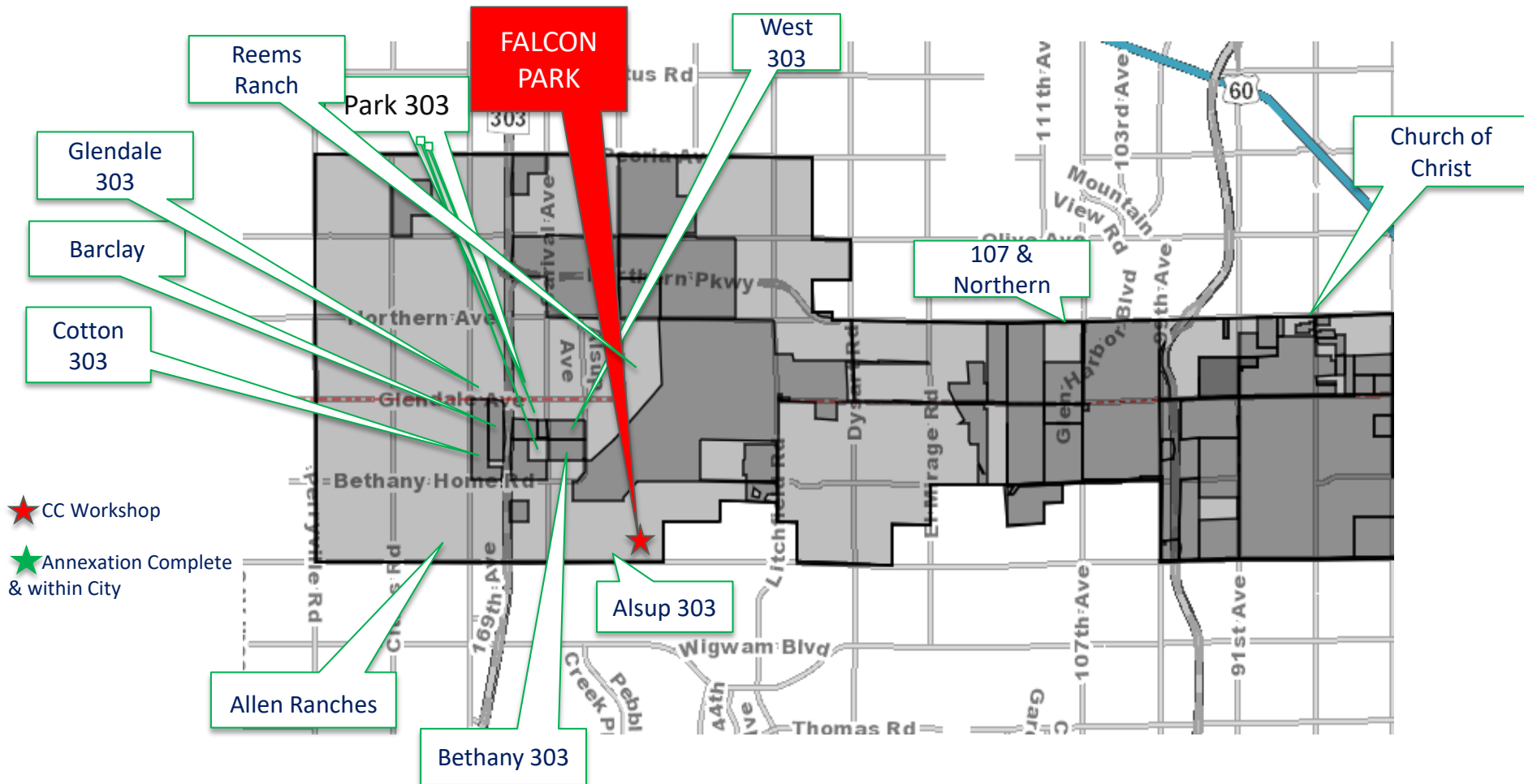
Construction Sales Tax & Permit Fees
\$4.8 Million

ANNUAL FISCAL IMPACTS OF STANDARD LIGHT INDUSTRIAL USERS
AND FALCON PARK 303





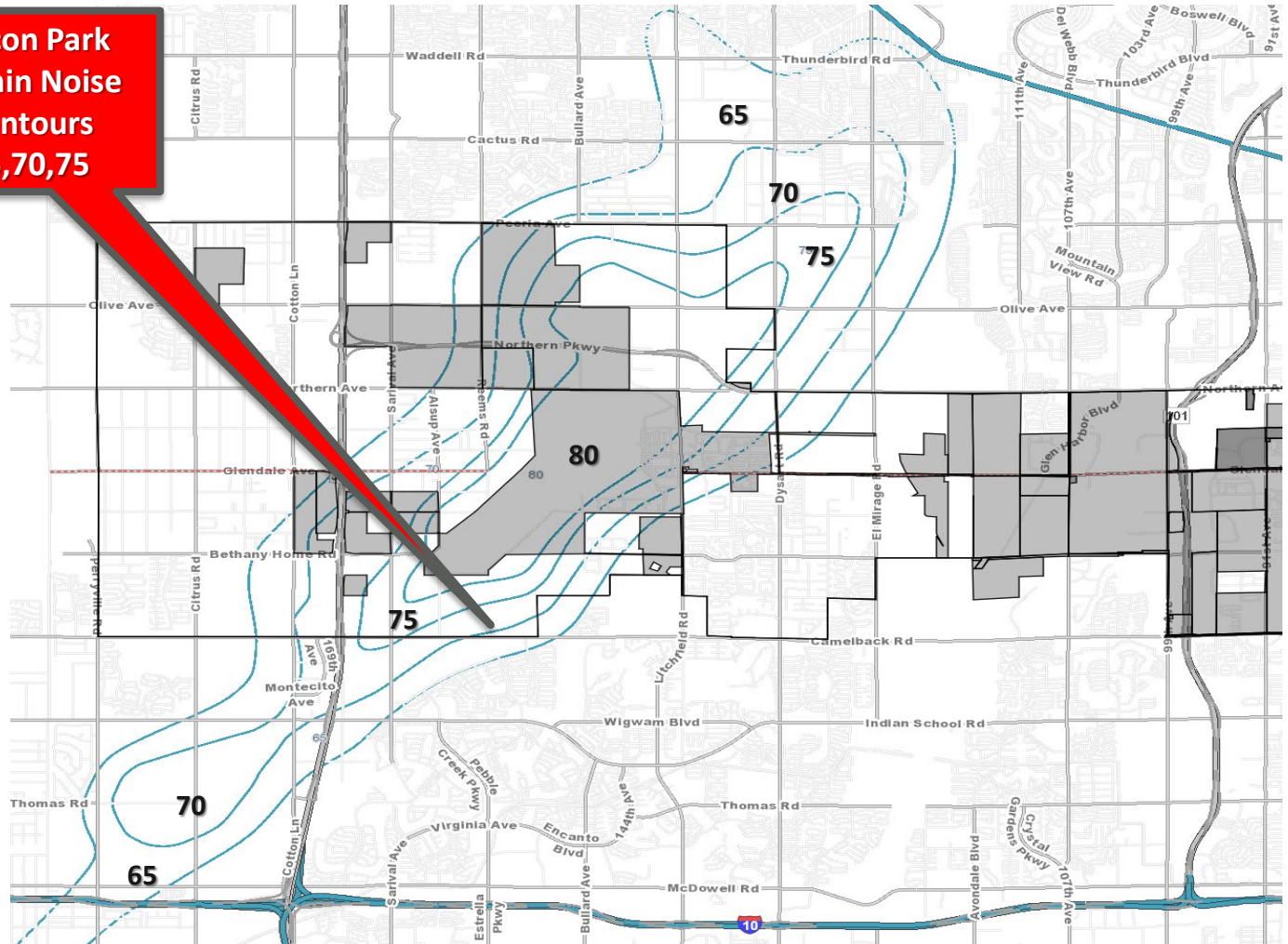
Recent Annexations & in Process





Noise Contours

**Falcon Park
Within Noise
Contours
65,70,75**





Surrounding Property Aerial

North

Luke Air Force Base

West

Maricopa County
RU-43

South

City of Goodyear

East

Maricopa County PAD



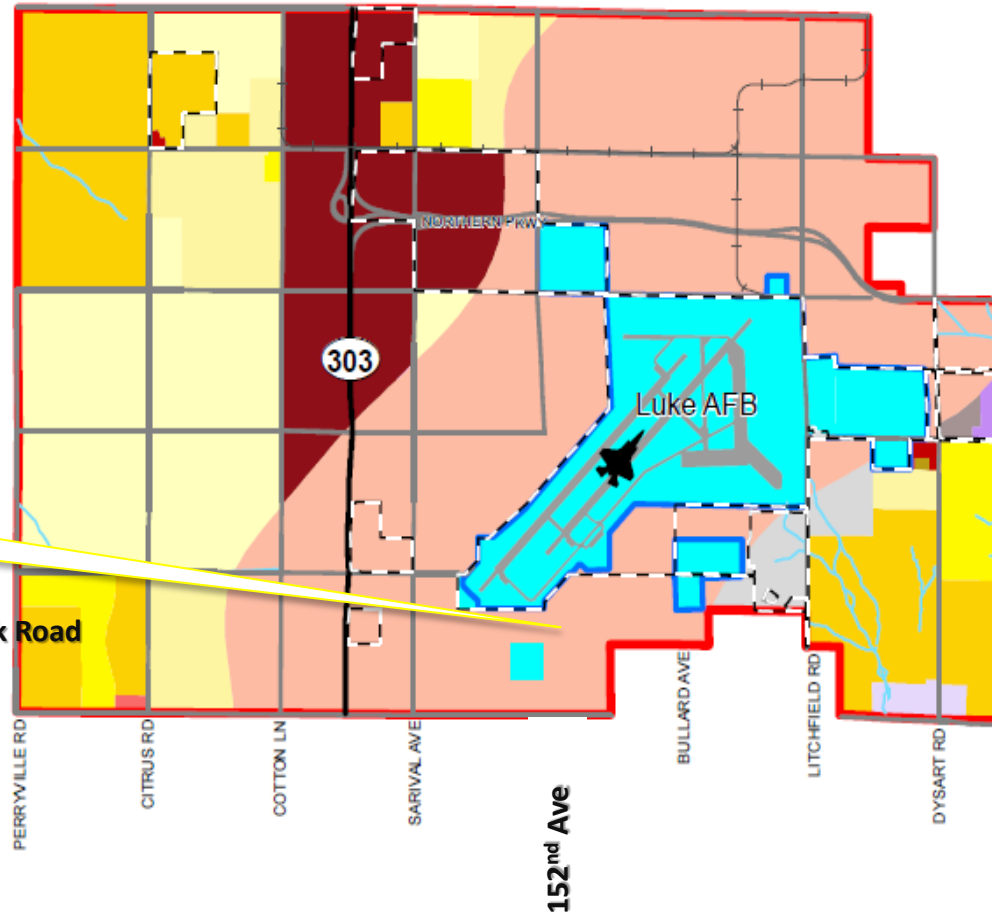
General Plan- Envision Glendale 2040

Land Use:

- Luke Compatible Land Use Area

Falcon Park

Camelback Road





Existing & Like Zoning

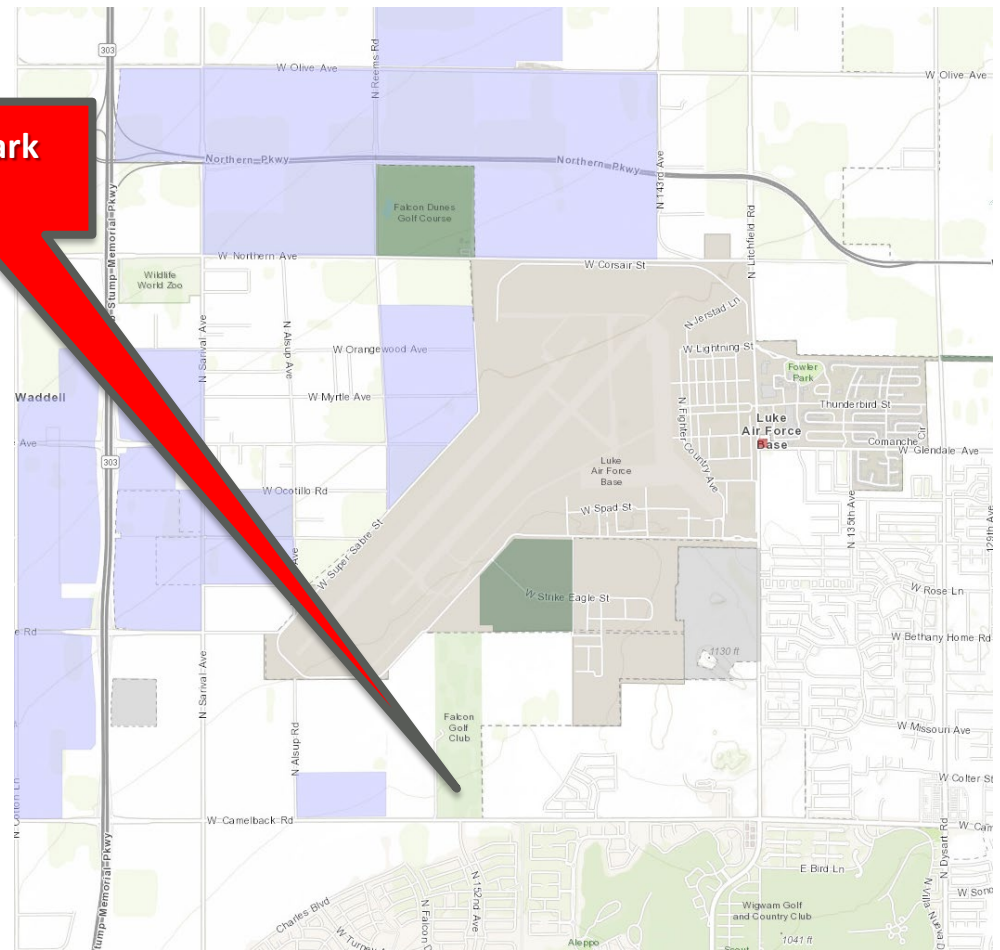
Existing Maricopa County Zoning:

- ❖ RU-43 with Military Compatibility Permit

Glendale “Like-Zoning”:

- ❖ (PAD) Planned Area Development

Falcon Park





Annexation Process/Next Steps

- As required by State Statute, the “Blank Petition” requires a Public Hearing and is scheduled for this evening, April 13, 2021.
- Property owner signatures may then be obtained on the “Petition”.



Annexation Process/Next Steps

- A City Council public hearing is scheduled for the adoption of the annexation on April 27, 2021.
- If the annexation is approved, the site would be added into the Glendale City limits 30 days later.



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