



# The Cubes at Glendale

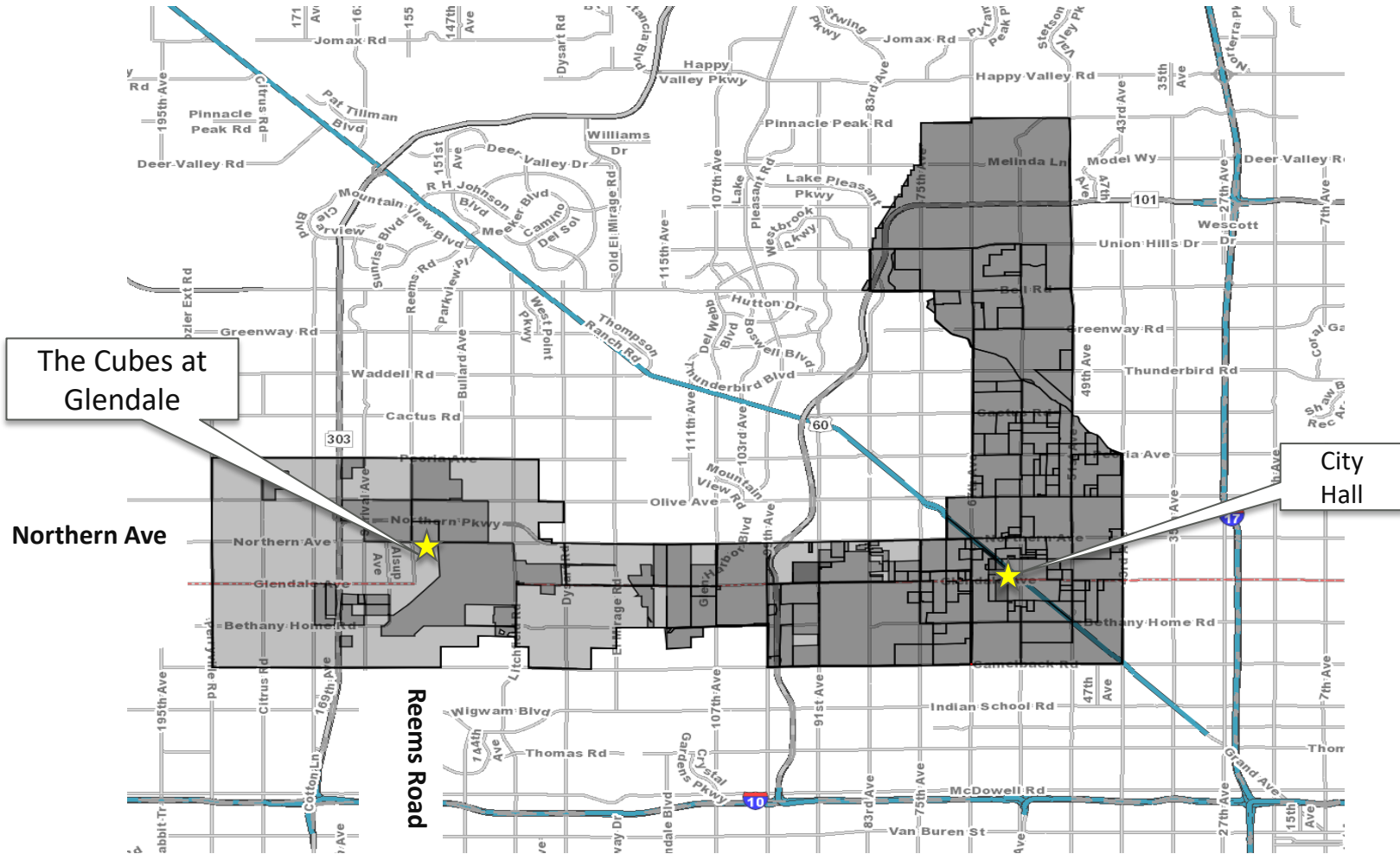
Annexation AN-224

BLANK PETITION

City Council Public Hearing, April 13, 2021



# Vicinity Map





# Annexation Request

---

**75.6 acres:**

- South of Northern Avenue
- East of Reems Road
- North of Luke Airforce Base

**1.2 Million Square Feet of Industrial  
& Manufacturing**



## Previous Council Actions

---

### September 24, 2019 City Council Hearing

- ✓ Council **APPROVAL** of Pre-Annexation Development Agreement (PADA) to allow property owner to address infrastructure needs.

### March 23, 2021 City Council Workshop

- ✓ Council **CONSENSUS** to move forward with annexation



# The Cubes at Glendale Request

---

April 13, 2021 City Council

- **Public Hearing on the Blank Petition**
- **No Vote**



# Range of Fiscal Impacts & Assumptions

## Assumption:

**50% Warehousing**  
**50% Manufacturing**

## Annual Net Benefit:

.5 M Warehouse = \$125,00  
.5 M Manufacturing = \$125,00

## Annual Net Benefit

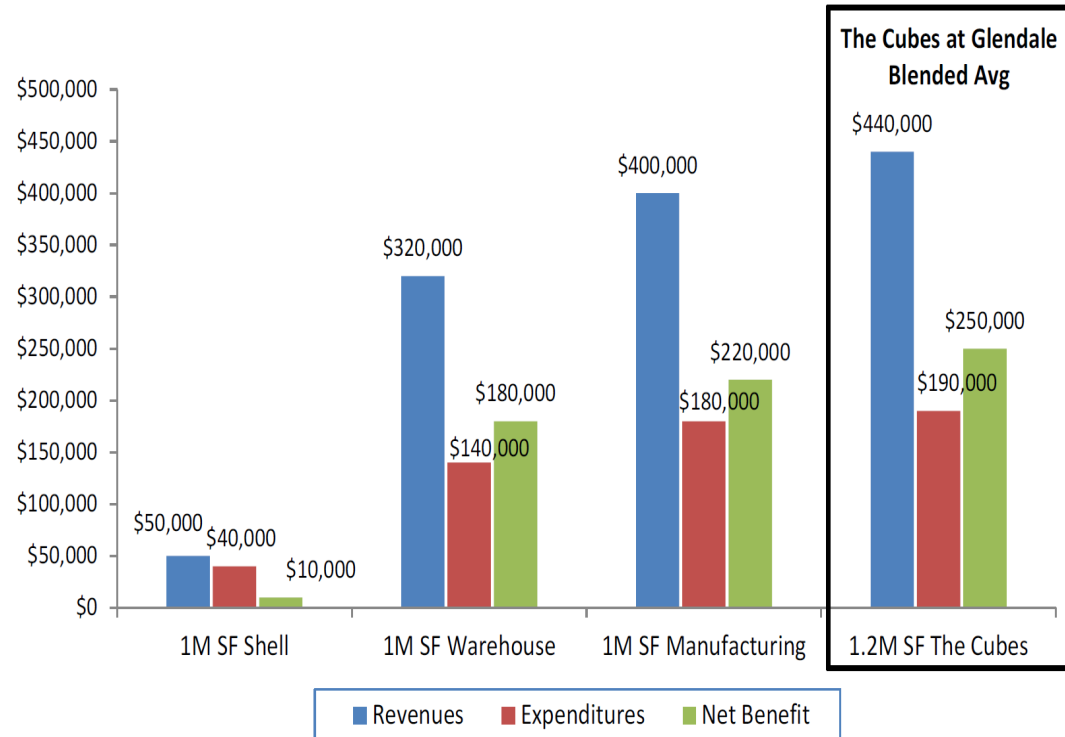
**\$ 250,000**

## One-Time Revenue:

Construction Sales Tax & Permit Fees

**\$4.9 Million**

ANNUAL FISCAL IMPACTS OF STANDARD LIGHT INDUSTRIAL USERS  
AND THE CUBES AT GLENDALE

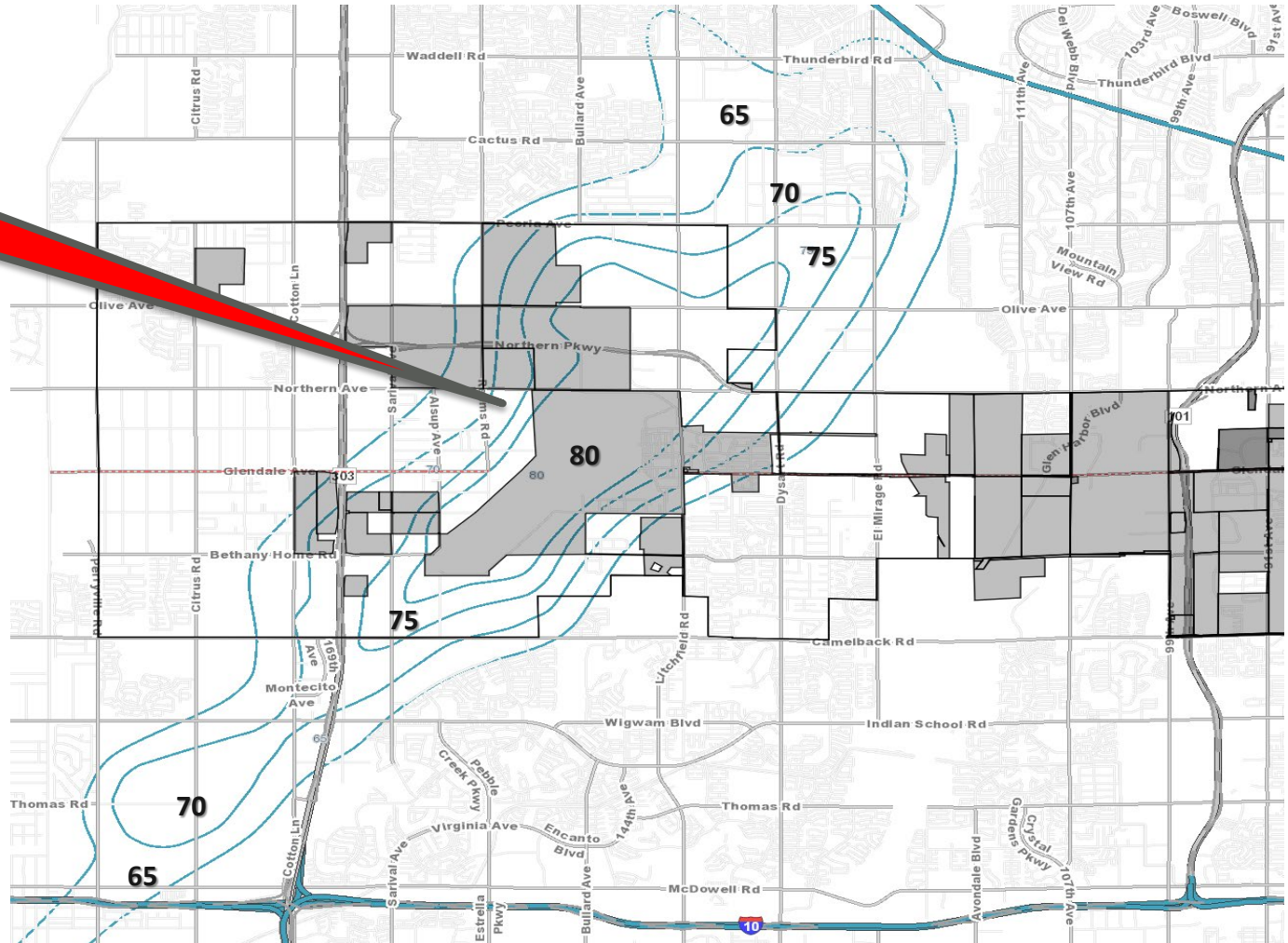






# Noise Contours

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





# Surrounding Property Aerial

## North

A-1-Golf Course

## West

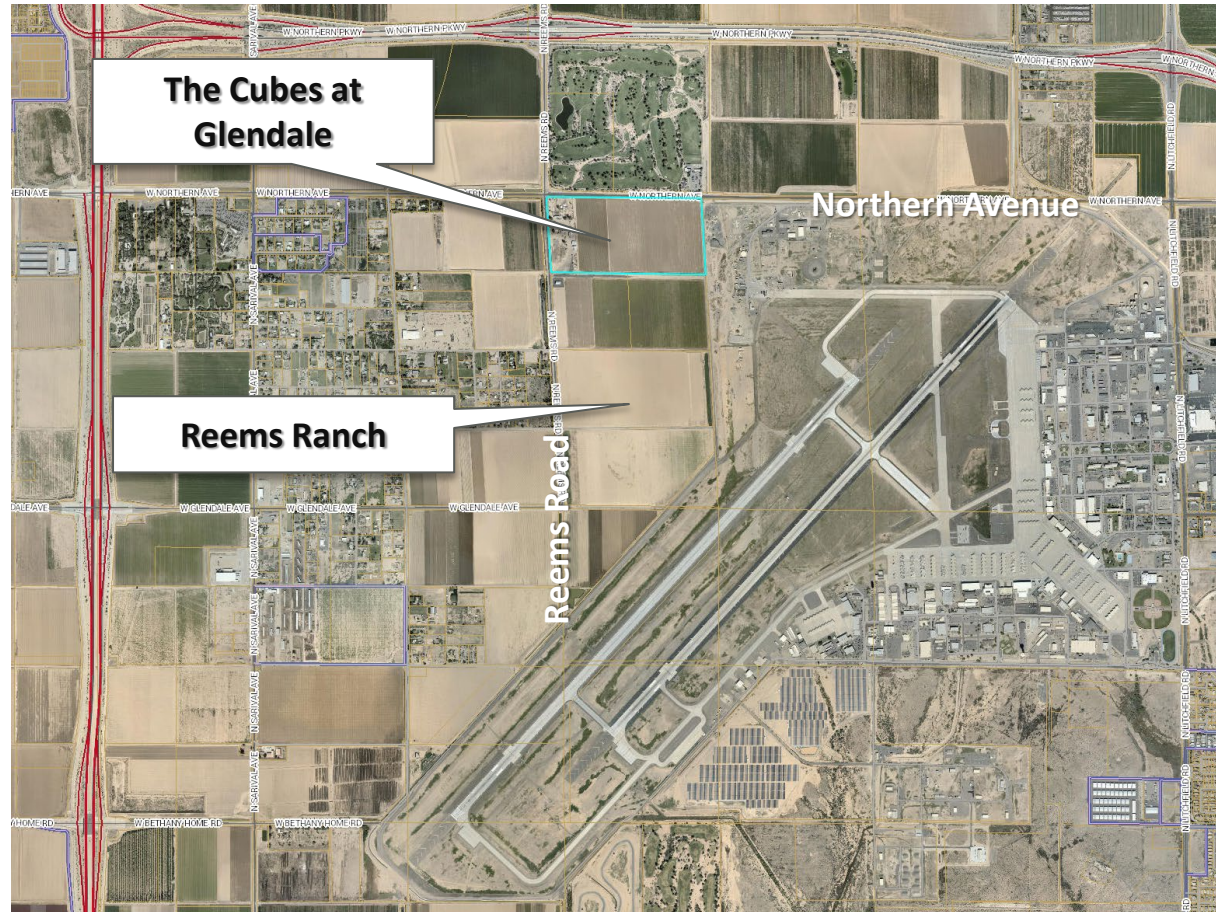
Maricopa County  
vacant & residential

## South

Reems Ranch Industrial  
PAD

## East

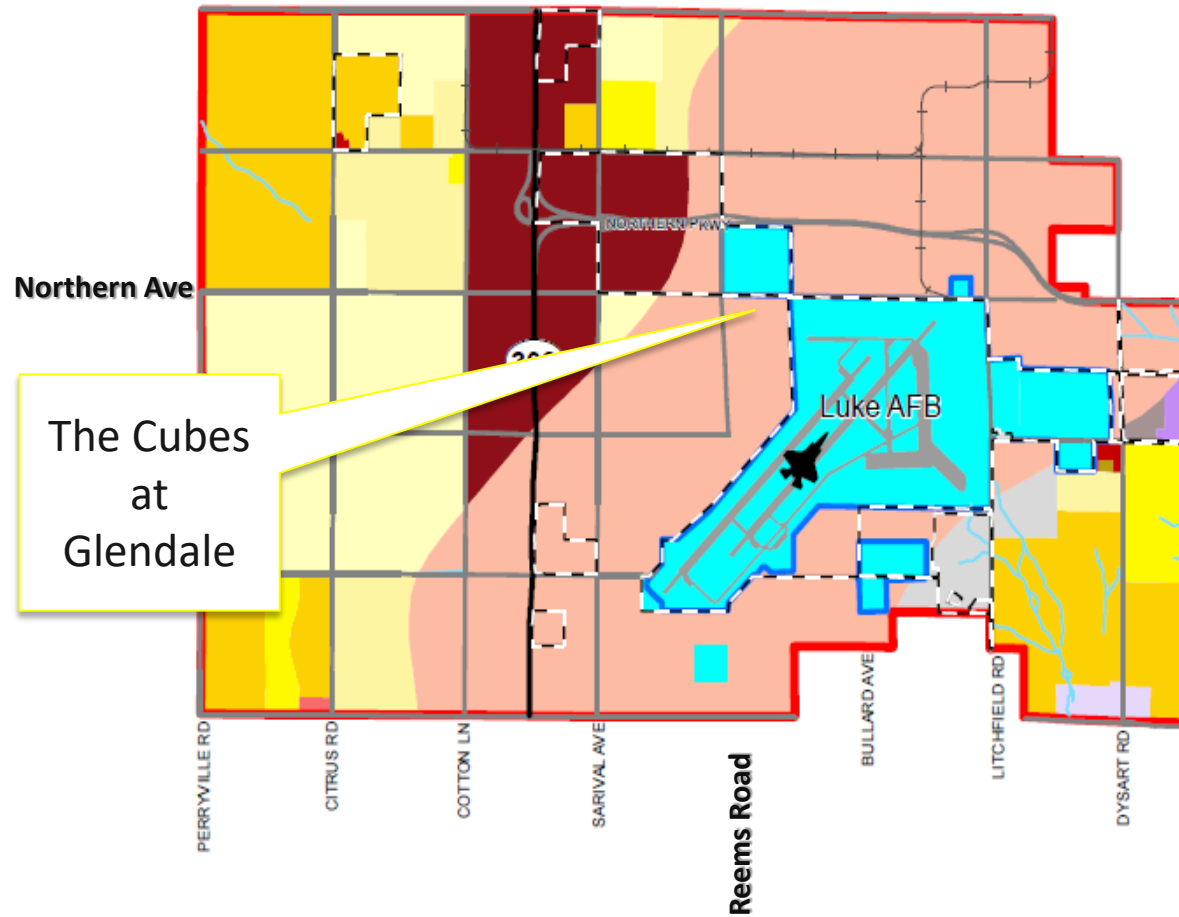
Luke Airforce Base



# General Plan- Envision Glendale 2040

## Land Use:

- Luke Compatible Land Use Area





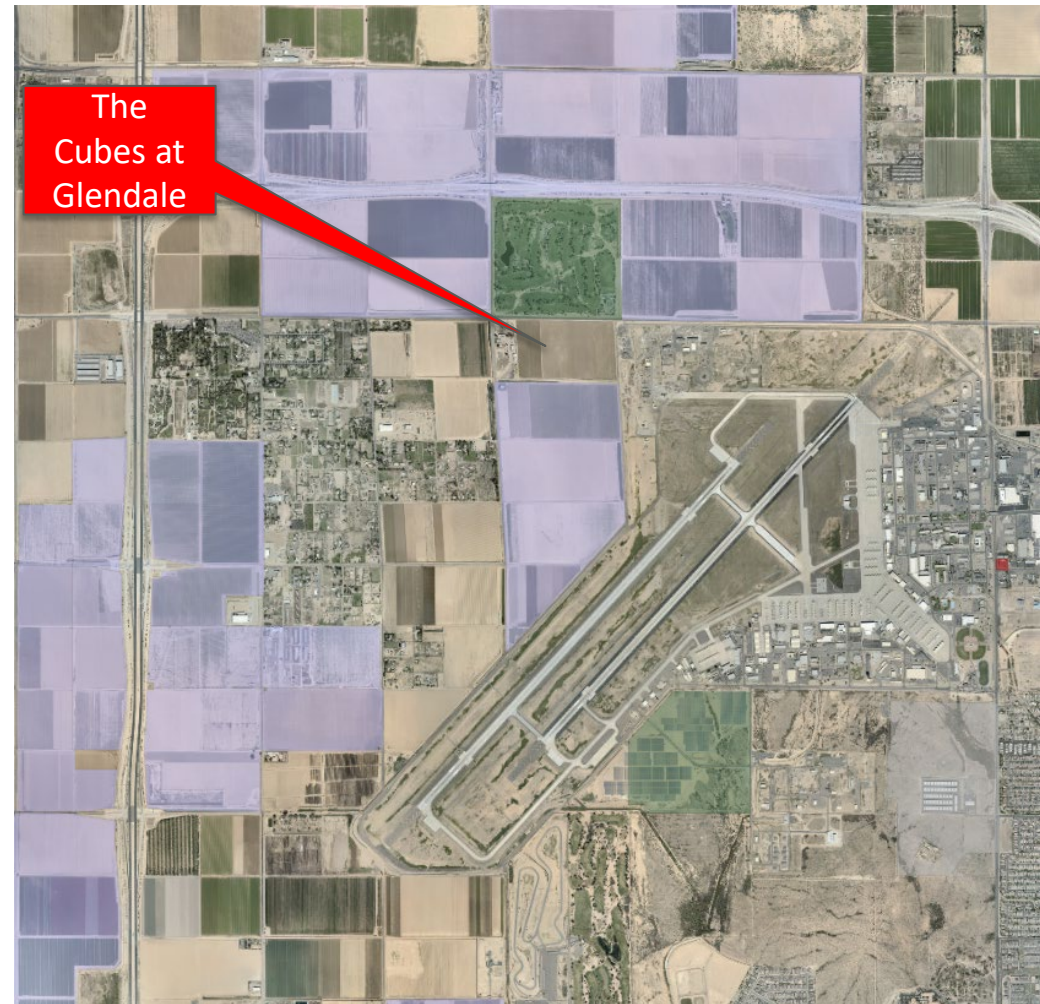
# Existing & Like Zoning

## Existing Maricopa County Zoning:

❖ RU-43

## Glendale “Like-Zoning”:

❖ RR-45 (Rural Residential)





## Annexation Process/Next Steps

---

- As required by State Statute, the “Blank Petition” requires a Public Hearing and is 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 tentatively 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.



# The Cubes at Glendale

Annexation AN-224

BLANK PETITION

City Council Public Hearing, April 13, 2021

