



Hopewell Annexation Request AN-228

City Council, August 24, 2021





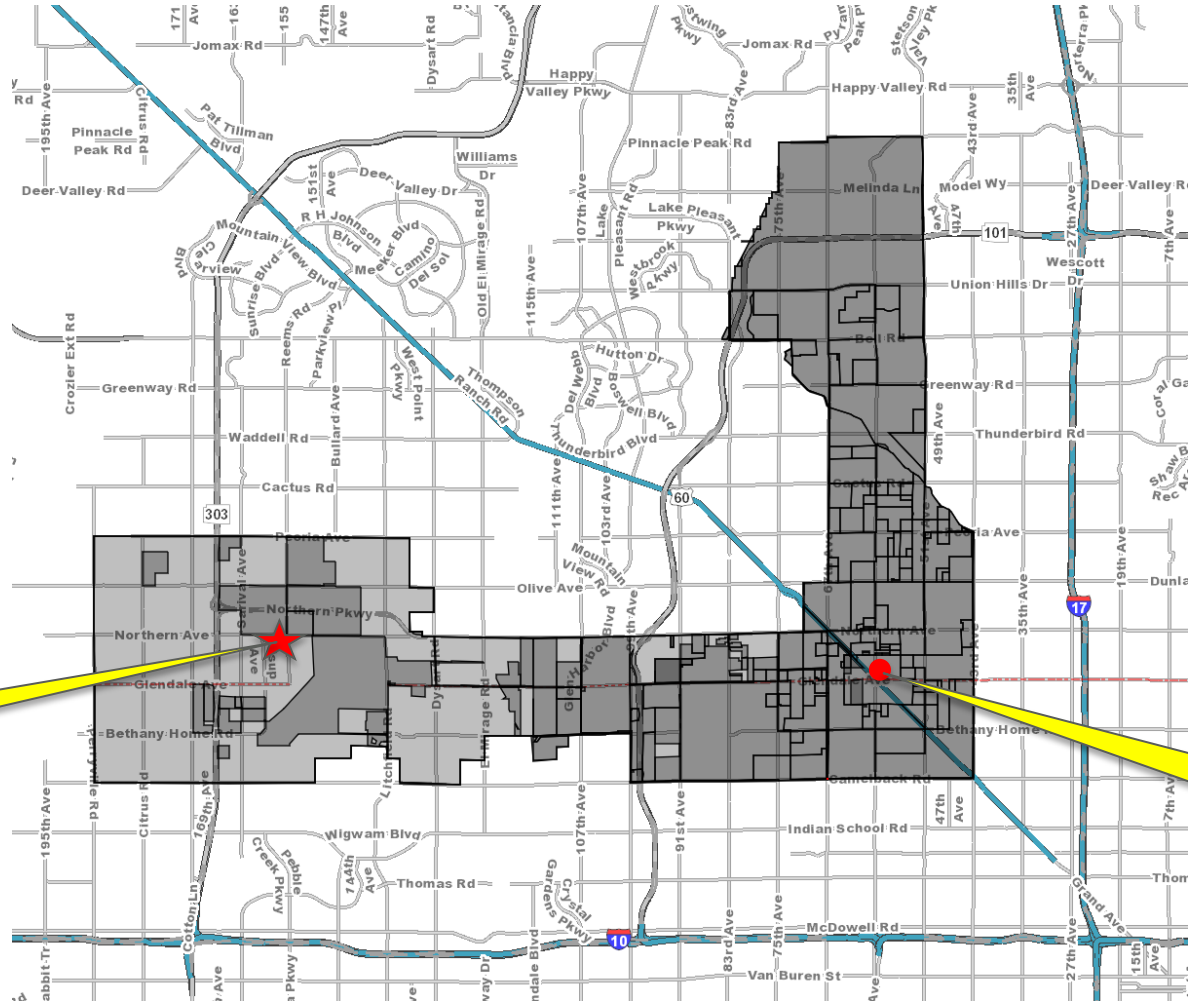
Annexation Request

- Hopewell is approximately 104-acre parcel located at the southwest corner of Northern Avenue and Reems Road.
- County jurisdiction zoning is RU-43.
- Proposal is to rezone to PAD to allow for 5 Industrial buildings totaling 1.6 million square feet of Industrial building development.



Vicinity Map

SWC
Corner
Northern
Avenue &
Reems
Road



SITE

CITY HALL



Current Annexations Map

CURRENT ANNEXATIONS

Planning Division: July 2021

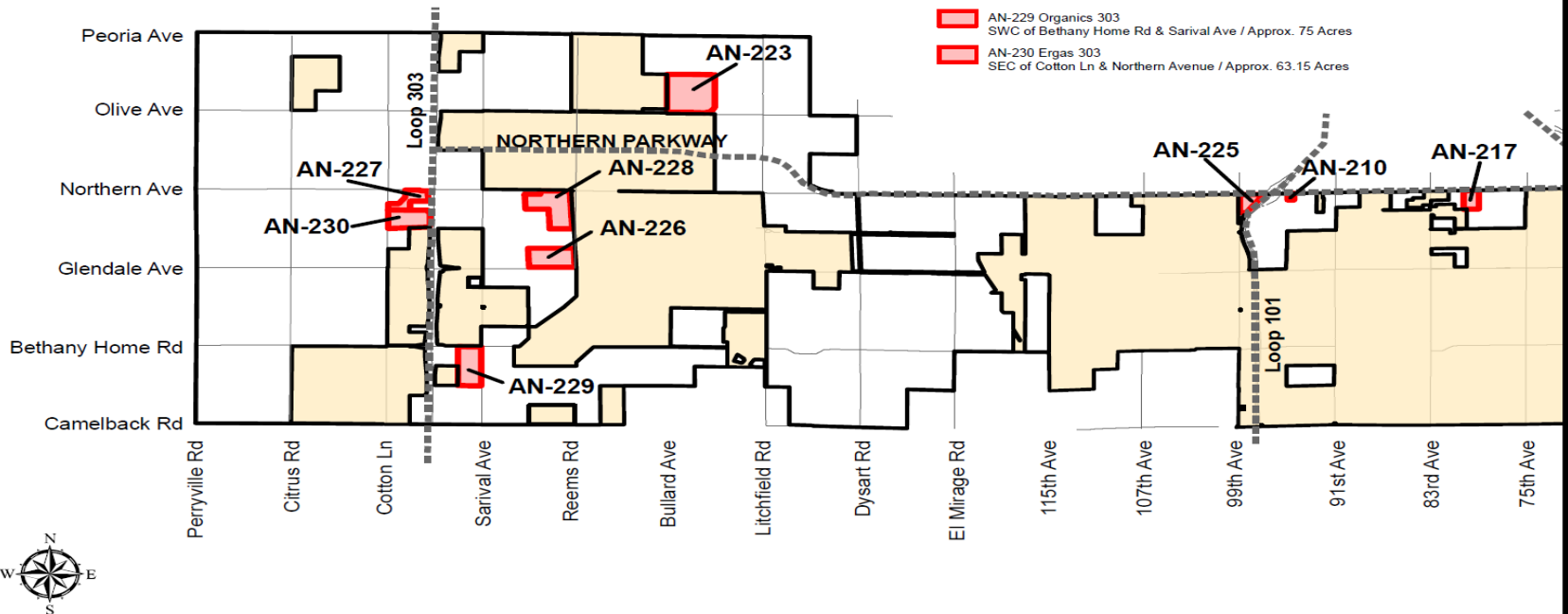


Legend

City of Glendale Incorporated Area

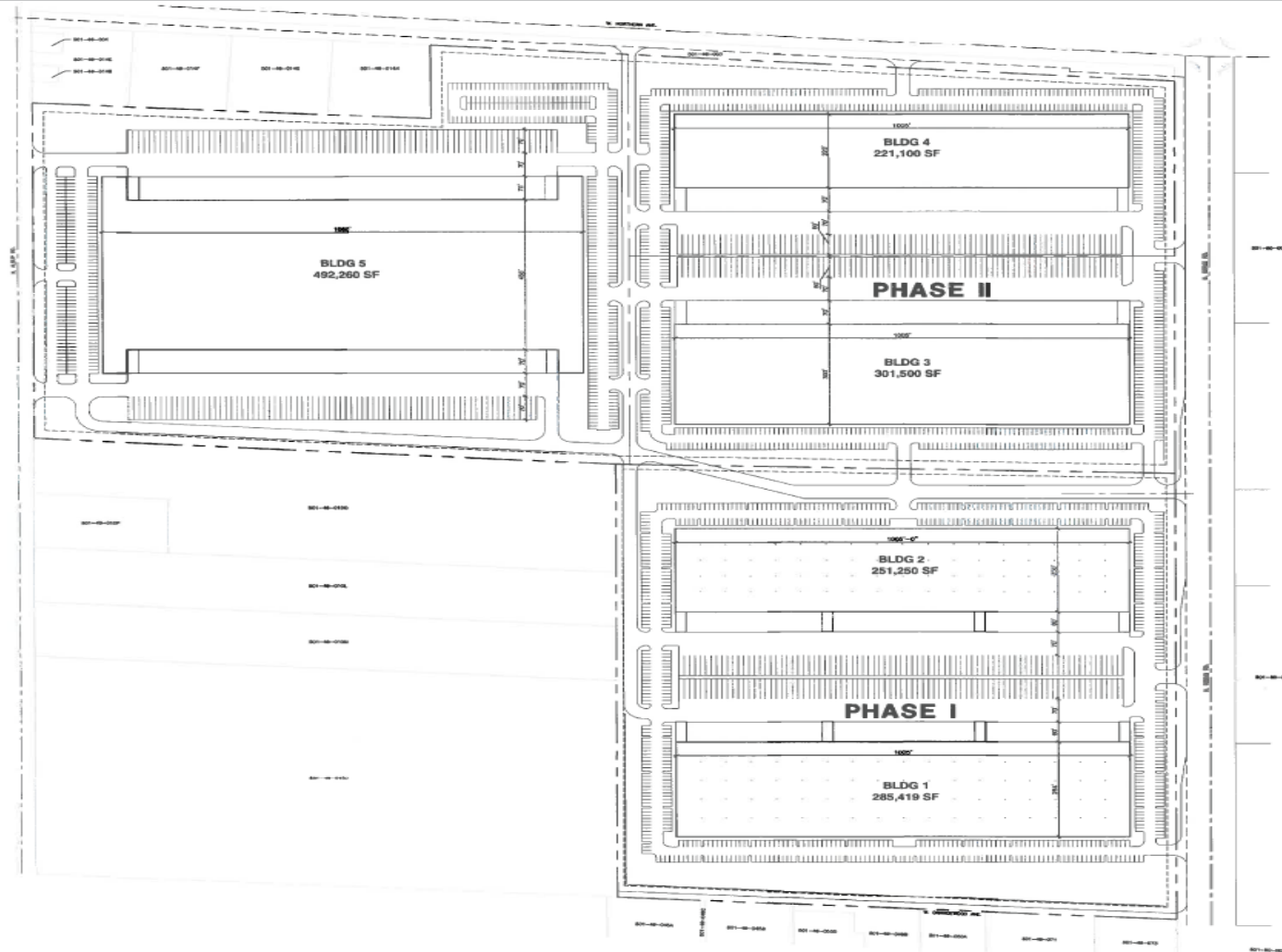
Annexations In-Progress

- AN-210 Northern Places (On Hold)
Near SEC of Loop 101 & Northern Ave / Approx. 3.36 Acres
- AN-217 Ambra - (CW Held 04/24/04)
SEC of 80th Dr & Northern Ave / Approx. 24 Acres
- AN-223 TKR Industrial Park
N Side of Olive Ave, Between Bullard Ave & 143rd Ave / Approx. 153 Acres
- AN-225 Thompson Thrift (CW 08/24)
SEC of 99th Ave & Northern Ave / Approx. 20.83 Acres
- AN-226 Bickman Industrial (CW 08/10)
NWC of Glendale Ave & Reems Rd / Approx. 75 Acres
- AN-227 Sonoma Cotton (CW 08/24)
SEC of Cotton Ln & Northern Ave / Approx. 36 Acres
- AN-228 Hopewell (CW 08/10)
SWC of Northern Ave & Reems Rd / Approx. 104 Acres
- AN-229 Organics 303
SWC of Bethany Home Rd & Sarival Ave / Approx. 75 Acres
- AN-230 Ergas 303
SEC of Cotton Ln & Northern Avenue / Approx. 63.15 Acres





Conceptual Site Plan





Fiscal Impacts

- Fiscal Impacts of the Annexation on the City of Glendale:
 - The inclusion of approximately 776,000 sq. ft. of warehousing and 776,000 sq. ft. of manufacturing for a total of 1.6 million sq. ft., is projected to generate a positive net fiscal impact.

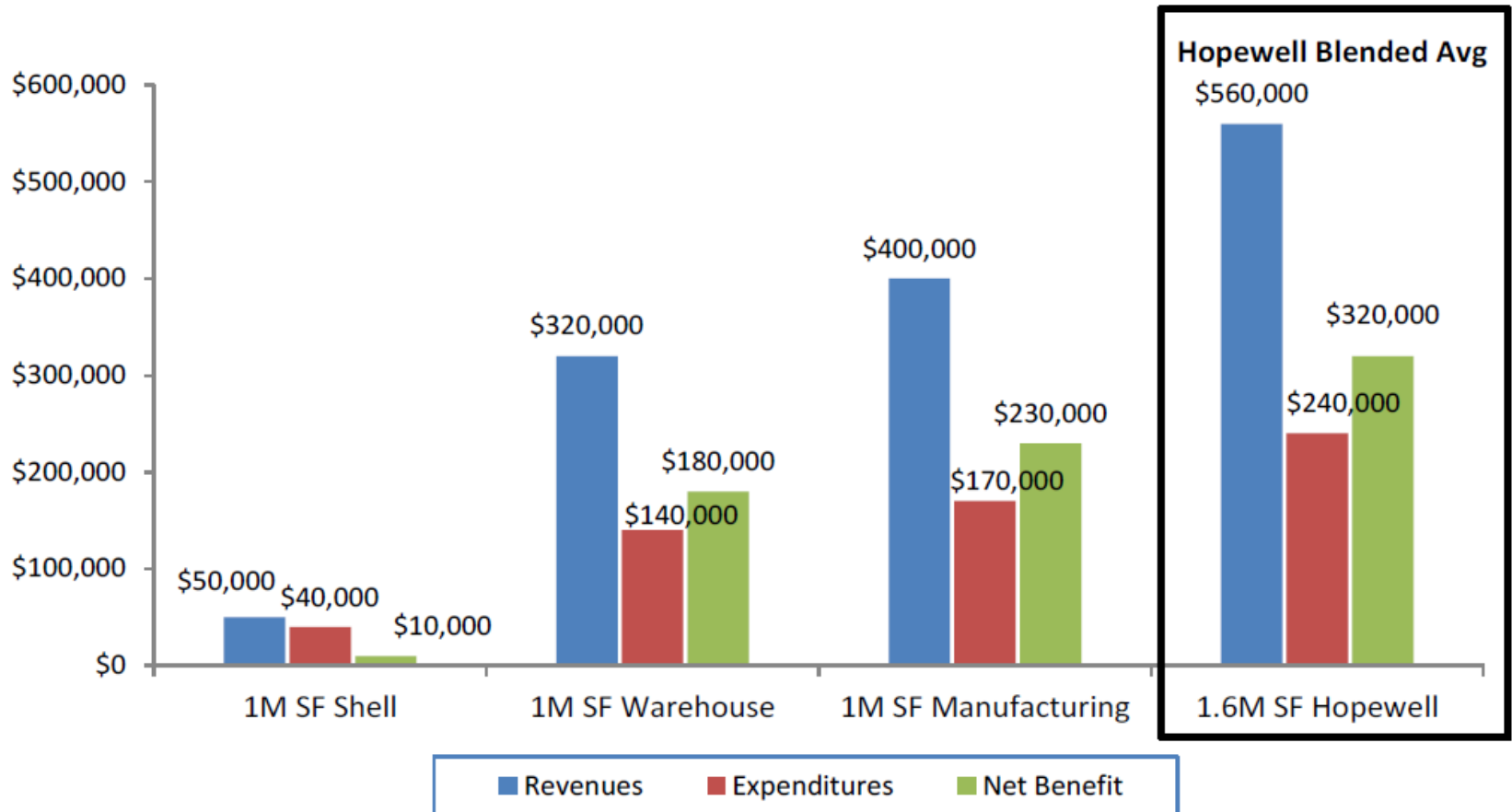


Fiscal Impacts

- One-time fees for the proposed Hopewell development is estimated at 6.2 Million dollars.
- The possible net impact to the City is \$320,000 per year, excluding one-time revenues.



Fiscal Impacts





Previous Council Actions

August 10, 2021 City Council Workshop

- ✓ Council CONSENSUS to move forward with annexation



Annexation Process/Next Steps

- As required by State Statute, the “Blank Petition” requires a Public Hearing being held this evening August 24, 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 September 28, 2021.
- If the annexation is approved, the site would be added into the Glendale City limits 30 days later.



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