



# **Sonoma Cotton Annexation (AN-227) Application Request**

**City Council Workshop, September 14, 2021**





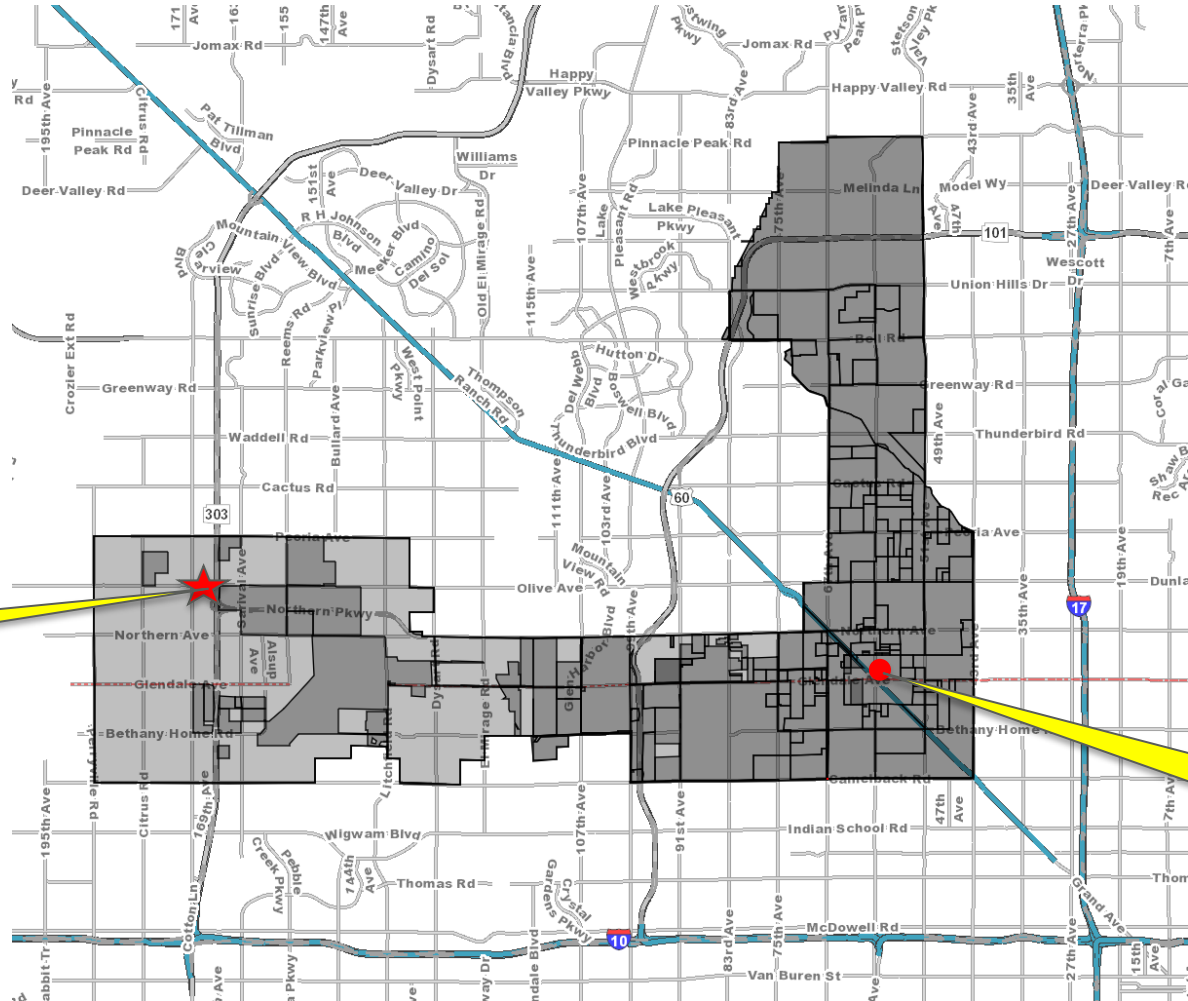
# Annexation Request

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- Sonoma Cotton is a 36-acre parcel located at the SEC of Northern Avenue and Cotton Lane.
- County jurisdiction zoning is Planned Industrial and Intermediate Commercial.
- Proposal is to rezone the property to PAD for a mixed-use development.

# Vicinity Map

SEC Corner  
Northern  
Avenue &  
Cotton  
Lane



SITE

CITY HALL





# Current Annexations Map

## CURRENT ANNEXATIONS

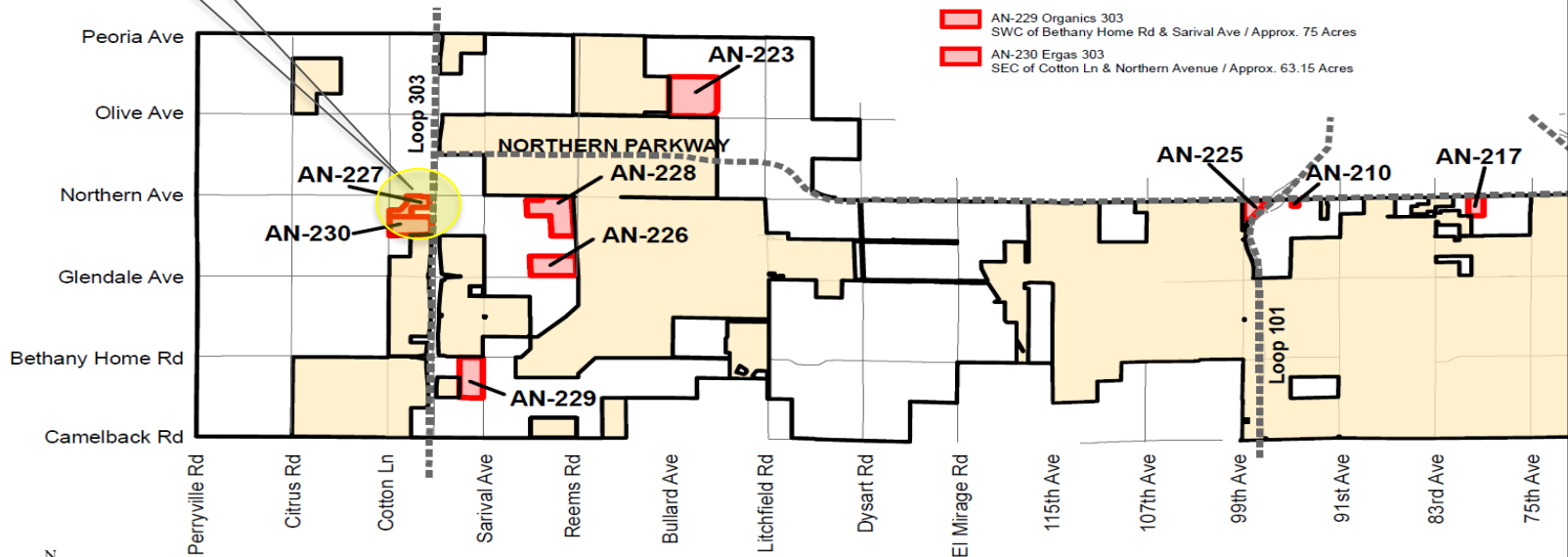
Planning Division: July 2021



AN-227

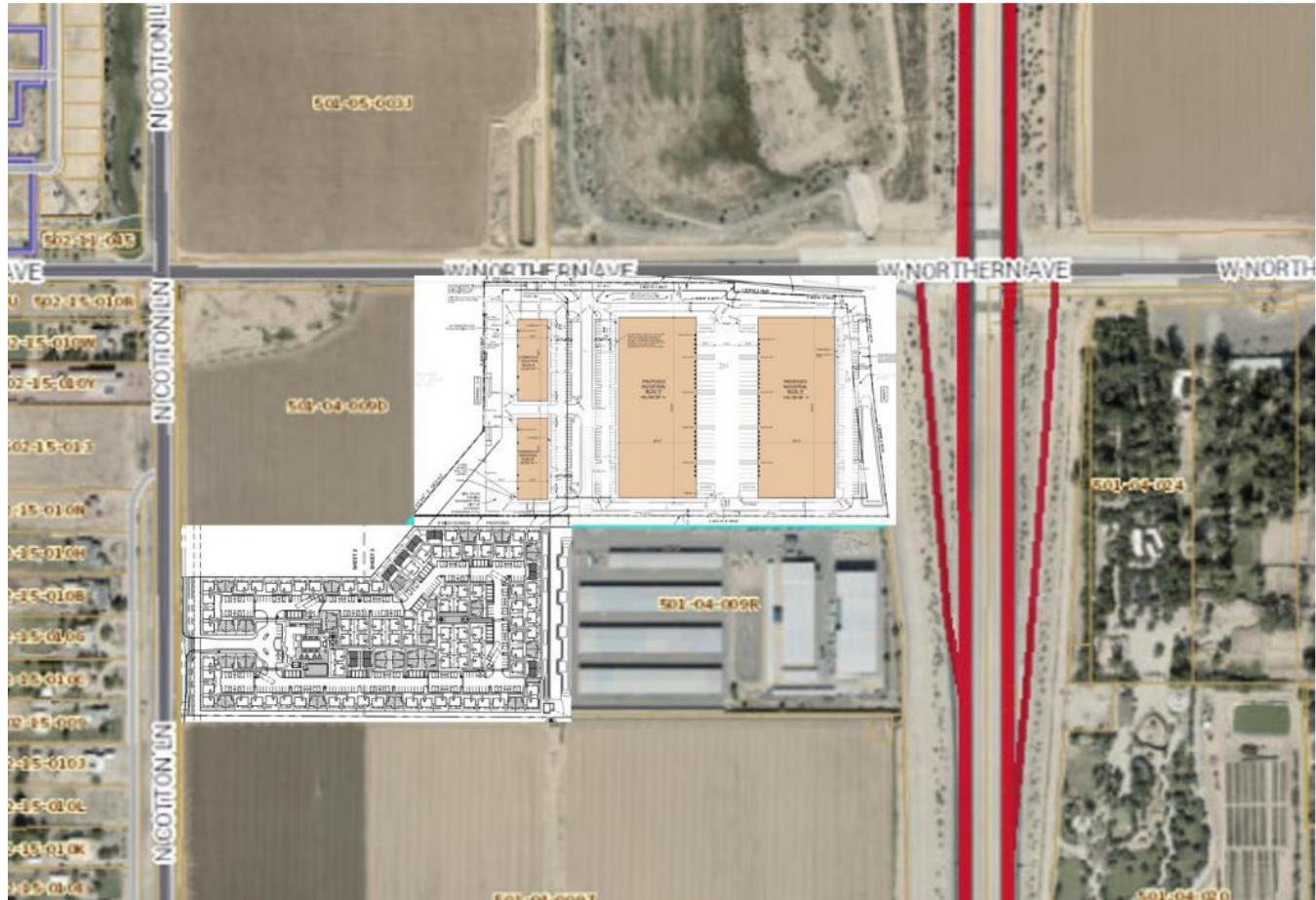
### Legend

- 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 Exhibit





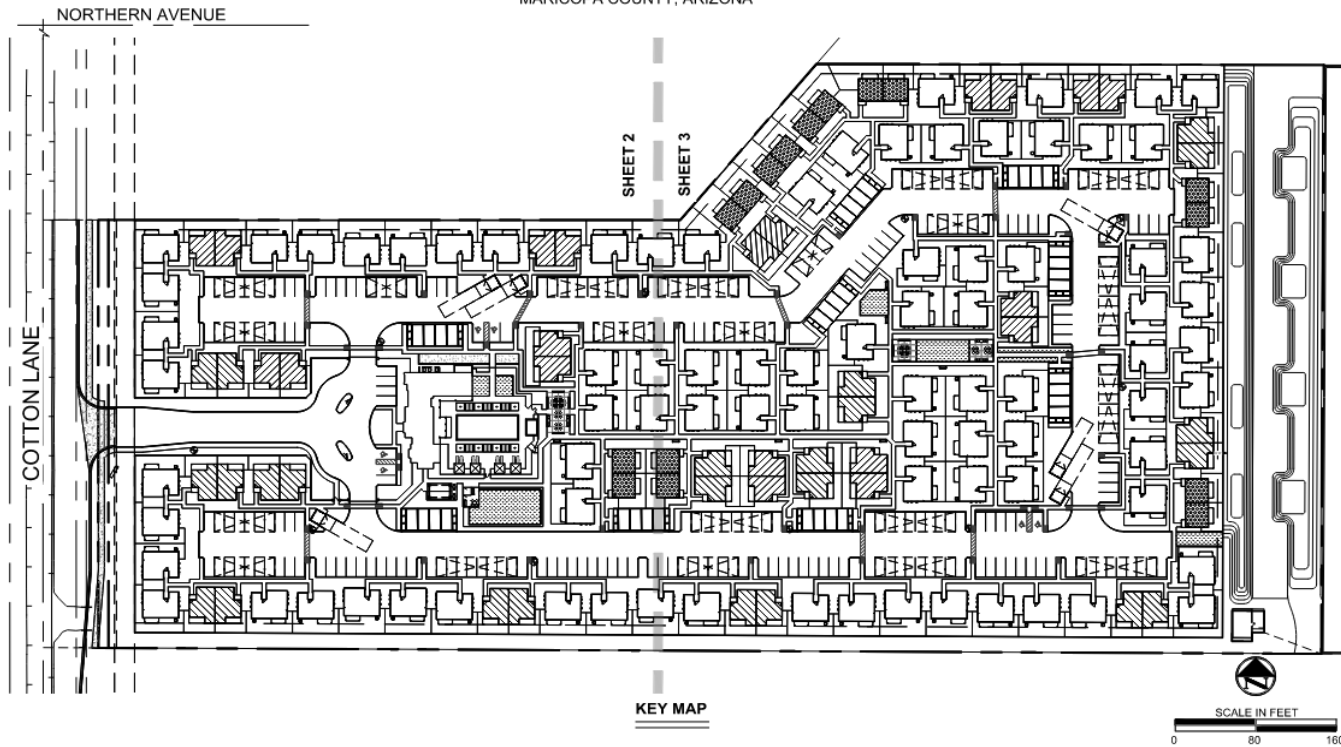
# Conceptual Site Plan

## PRELIMINARY SITE PLAN FOR THE RESIDENCES AT COTTON LANE

SEC COTTON LANE & NORTHERN AVENUE

GLENDALE, ARIZONA

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA







# Luke Air Force Base Noise Contours



Aerial Date: October 2020

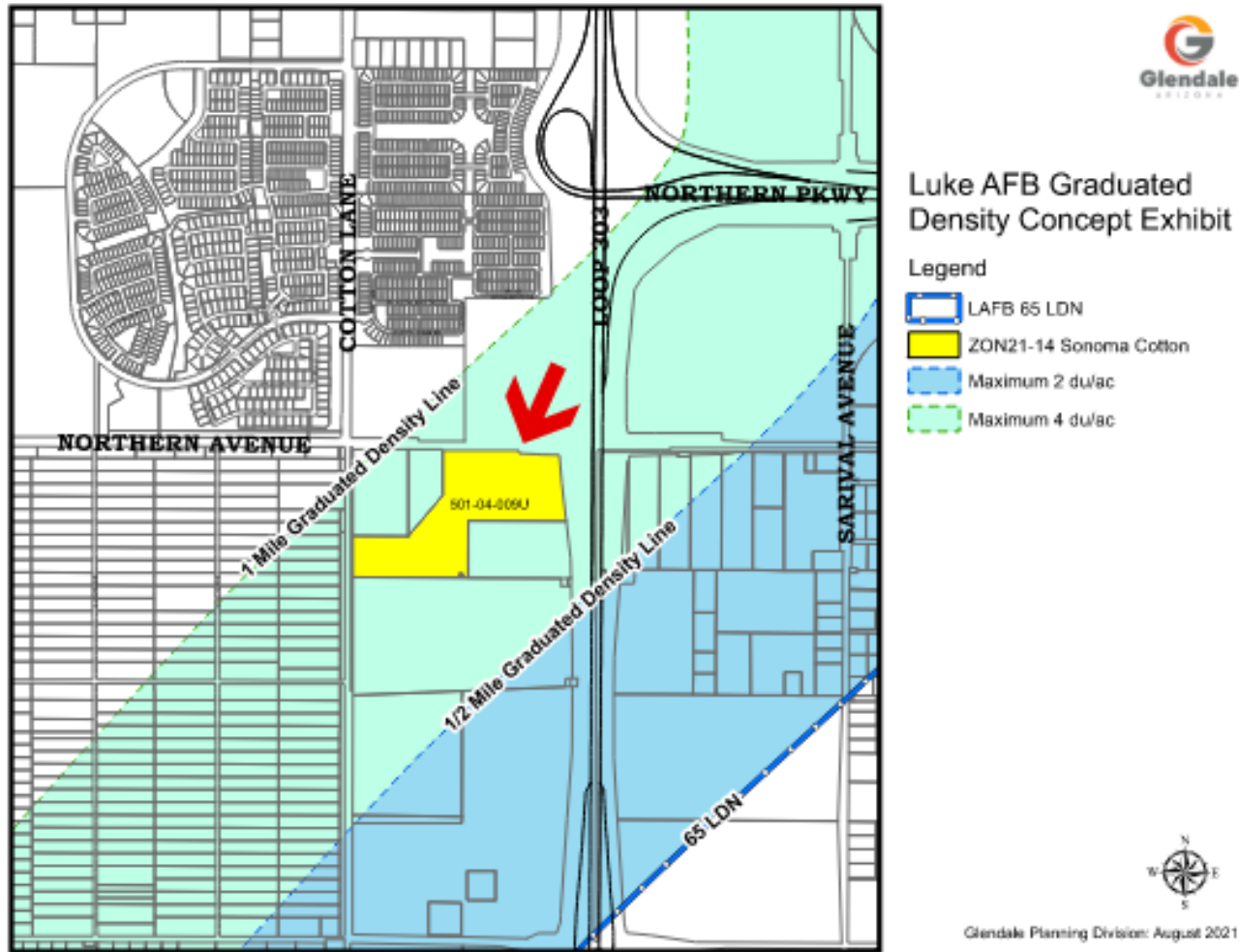


 Proposed Annexation - Sonoma Cotton/AN-227





# Luke Air Force Base Graduated Density Concept





# Fiscal Impacts

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- Fiscal Impacts of the Annexation on the City of Glendale:
  - The inclusion of approximately 345,000 square feet of industrial and commercial and 144 multi-family residential units is projected to generate a positive net fiscal impact.



# Fiscal Impacts

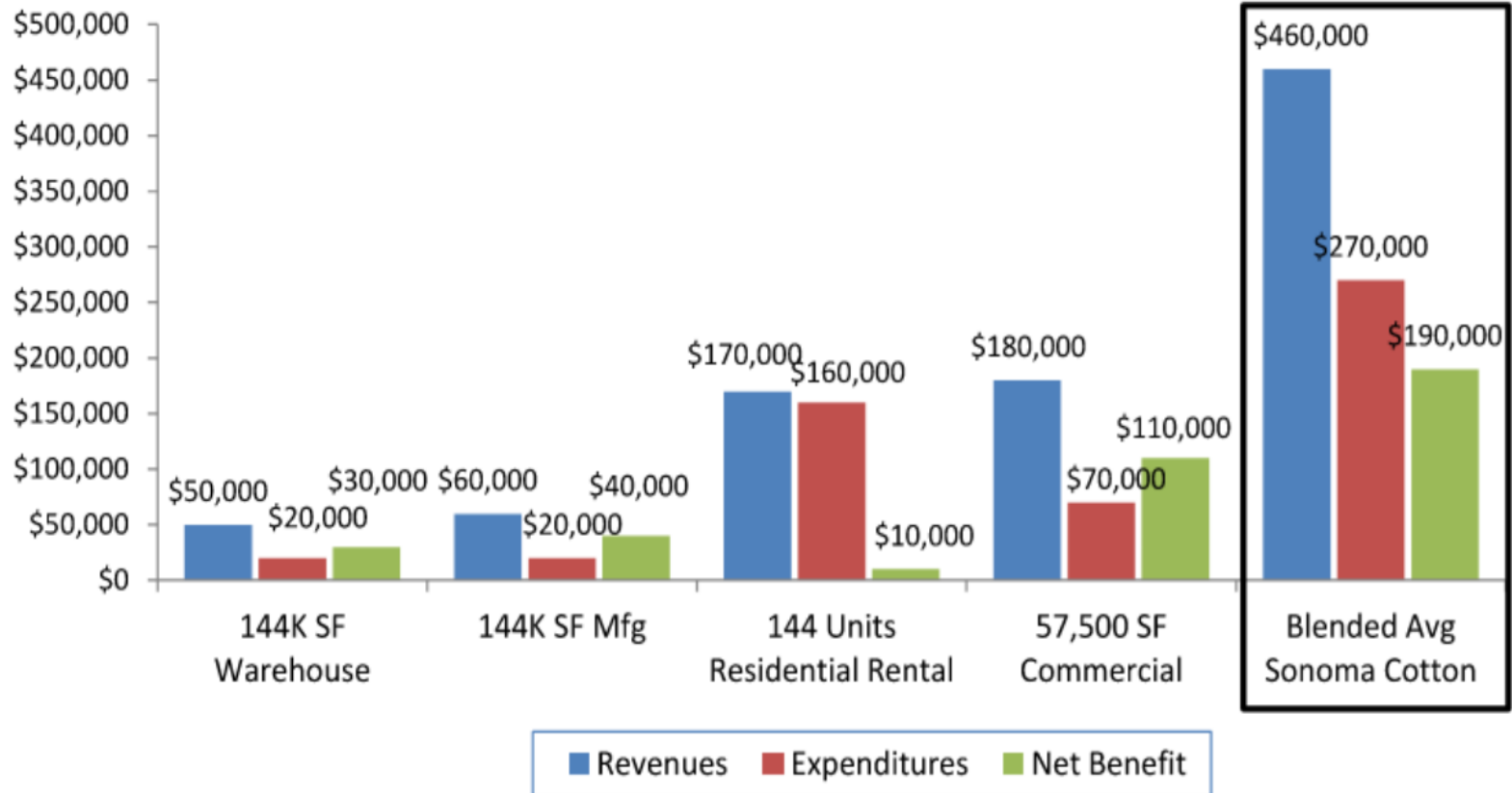
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- One-time fees for the Sonoma Cotton Mixed Use project is estimated at 2.5 million dollars.
- The possible net benefit to the City is \$190,000 per year, excluding one-time revenues.



# Fiscal Impacts

**ANNUAL FISCAL IMPACTS FOR SONOMA COTTON BLENDED AVERAGE**





# Annexation Process/Next Steps

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- As required by State Statute, a City Council public hearing is held on the “Blank Petition”.
- Property owner signatures may then be obtained on the “Petition”.
- A City Council public hearing is scheduled for the adoption of the annexation.



## Annexation Process (cont.)

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- If the annexation is approved, the site would be added into the Glendale City limits 30 days later.



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